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Date 10/26/2023 Time 9:22:08AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$39.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Robert Jr. and Kara Stokes, 20112 247th Street, Manchester, IA 52057

Return Document To: Robert Jr. and Kara Stokes, 20112 247th Street, Manchester, IA 52057

Grantors: Johnathon Koprucki and Madeline Kolenda

Grantees: Robert Stokes, Jr. and Kara Stokes

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

*Grantee shall have all rights of ingress and egress and access to the County Road as set out in that easement of date December 29, 1986 and of record January 5, 1987, Book Y, Misc., Page 115, Office of the Recorder of Delaware County, Iowa.



WARRANTY DEED JOINT TENANCY

For the consideration of Twenty-Five Thousand Dollar(s) and other valuable consideration, Johnathon Koprucki and Madeline Kolenda, husband and wife, do hereby Convey to Robert Stokes, Jr. and Kara Stokes, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Fifteen (15) and Sixteen (16) of Logan's Fifth Subdivision to Delaware County, Iowa, according to the plat recorded in Book 5 Plats, Page 77.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 10/19/2023

[Signature]
Johnathon Koprucki, Grantor

[Signature]
Madeline Kolenda, Grantor

STATE OF ILLINOIS, COUNTY OF DuPage

This record was acknowledged before me on 10-19-2023 by Johnathon Koprucki and Madeline Kolenda.

[Signature]
Signature of Notary Public

