

Recorded: 11/2/2023 at 11:25:16.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$247.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2738

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Ronald J. Wegner, P.O. Box 72 , Hopkinton, Iowa 52237

Return Document To: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040

Grantors: William M. Kraus and Kathy S. Kraus

Grantees: Ronald J. Wegner

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, William M. Kraus and Kathy S. Kraus, husband and wife, do hereby Convey to Ronald J. Wegner, the following described real estate in Delaware County, Iowa:

Unit 3 and the undivided 1/4 interest in the land and common elements appurtenant to said Unit, in First Street Condominiums, according to Declaration of Condominium recorded in Book 2019, Page 3687; same being located on Lots Seven (7), Eight (8) and the West thirty three (33) feet of Lot Nine (9), Block Six (6), Hopkinton, Iowa, according to plat recorded in Book B L.D., Pages 583-584 and Retracement Plat Of Survey recorded in Book 2019, Page 2262

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.

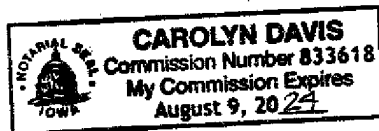
Dated: October 31, 2023.

William M. Kraus, Grantor

Kathy S. Kraus, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 31, 2023 by William M. Kraus and Kathy S. Kraus, husband and wife.



Signature of Notary Public