

Recorded: 11/16/2023 at 9:18:35.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$23.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2893

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644
Taxpayer: Curtis D. McMurrin and Dana K. McMurrin, 211 E 2nd Street, Greeley, IAS 52050
Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Tel: (319) 334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Sally Taken, a single person, does hereby Convey to Curtis D. McMurrin and Dana K. McMurrin, 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:

The East one-half (E ½) of Lots Two (2) and Four (4), Block Two (2), Parlman's Second Addition to Greeley, Iowa, according to plat recorded in Book 19, L.D., Page 294.

*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.

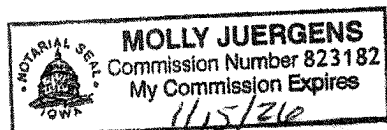
Dated: November 11th, 2023.




Sally Taken, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on November 4th, 2023 by Sally Taken, a single person.





Signature of Notary Public