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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point,
IA 52076, Phone: 563-933-4334

Taxpayer Information: Allen M. and Wendy A. Kruse, 2641 Rainbow Road, Greeley, IA
52050

Return Document To: Allen M. Kruse, 2641 Rainbow Road, Greeley, IA 52050

Grantors: James Michael West and Ashley A. West

Grantees: Allen M. Kruse and Wendy A. Kruse

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, James Michael West and Ashley A. West, husband and wife, do hereby Convey to Allen M. Kruse and Wendy A. Kruse, 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:

Parcel "A" in the Northeast Quarter of the Northwest Quarter of Section 14, T90N Range 4 West of the 5th P.M. in Delaware County, Iowa, according to Plat recorded in Book 2003, Page 3479.

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.

This deed is exempt according to Iowa Code 428A.2(21).

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.

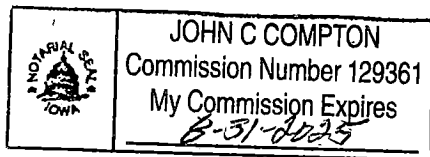
Dated: November 10, 2023

James Michael West
James Michael West, Grantor

Ashley A West
Ashley A. West, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on November 10, 2023 by James Michael West and Ashley A. West.



Signature of Notary Public