



Book 2023 Page 2900

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$10.40

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:** James Michael and Ashley A. West, 2688 120<sup>th</sup> St., Colesburg, IA  
52035

**Return Document To:** James Michael West, 2688 120<sup>th</sup> St., Colesburg, IA 52035

**Grantors:** Allen M. Kruse and Wendy S. Kruse

**Grantees:** James Michael West and Ashley A. West

**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, Allen M. Kruse and Wendy S. Kruse, husband and wife, do hereby Convey to James Michael West and Ashley A. West, 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 2023-58 in the Northeast Quarter of the Northwest Quarter and in the Northwest Quarter of the Northeast Quarter in Section 14, Township 90 North, Range 4 West of the 5th P.M. in Delaware County, Iowa, according to Plat recorded in Book 2023, Page 2047.

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.

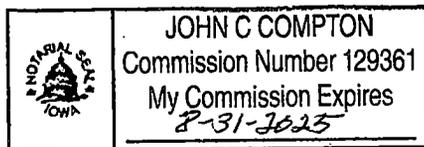
Dated: 11-6-2023

Allen M. Kruse, Grantor

Wendy S. Kruse, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on November 6, 2023 by Allen M. Kruse and Wendy S. Kruse.



Signature of Notary Public