

Recorded: 11/27/2023 at 10:25:33.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$141.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2967

AFTER RECORDING RETURN TO:

Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2904856

MAIL TAX STATEMENTS TO:

Chris Mark Hoeger
124 E Margaret St
Earlville, IA 52041

This document prepared by:

Melissa Lewis, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 00049000030390001

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewer 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.

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 7 day of November, 2023, by and between **AMERIHOME MORTGAGE COMPANY, LLC**, located at 425 Phillips Blvd., Ewing, NJ 08618, hereinafter referred to as Grantor(s) and **CHRIS MARK HOEGER, single individual**, residing at 124 E Margaret St, Earlville, IA 52041, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Eighty Eight Thousand Five Hundred Fifty and 00/100 Dollars (\$88,550.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Delaware County, State of IA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 101 MARKET ST, DELHI, IA 52223

Prior instrument reference: Book: 2023, Page: 2138, Recorded: 09/01/2023

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 7 day of November, 2023.

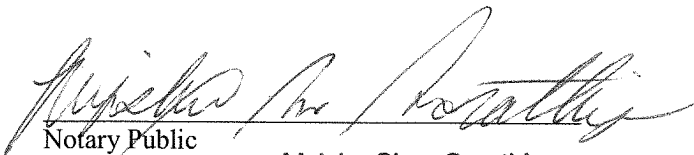
AMERIHOM MORTGAGE COMPANY, LLC



Name: Andrea Wiley
Title: Vice President - Document Execution

STATE OF New Jersey
COUNTY OF Mercer

This instrument was acknowledged before me on 7 day of November, 2023,
by Andrea Wiley, as
Vice President - Document Execution of **AMERIHOM MORTGAGE COMPANY.**


Notary Public

Myisha Sims-Sorathiya

Print Name: _____

My commission expires: 08/26/2025

MYISHA SIMS-SORATHIYA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 26, 2025
ID# 50135254

EXHIBIT A
LEGAL DESCRIPTION

LOT ONE (1), AND THE EAST TWO (2) RODS AND ELEVEN (11) LINKS OF LOT TWO (2),
BLOCK THIRTEEN (13), DELHI, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK A.,
L.D., PAGES 128-129.

Parcel ID Number: 00049000030390001

Property commonly known as: 101 Market St, Delhi, IA 52223