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Document 2023 3094 Type 03 001 Pages 3
Date 12/12/2023 Time 8:58:25AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$29.60

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Cooper Corcoran, 528 Lyness Street, Ryan, IA 52330

Return Document To: Cooper Corcoran, 528 Lyness Street, Ryan, IA 52330

Grantors: Michael John Corcoran, Angela Kay Corcoran, Matthew J. Marbach and Kyleigh Jo Corcoran

Grantees: Cooper M. Corcoran

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Nineteen Thousand Dollar(s) and other valuable consideration, Michael John Corcoran and Angela Kay Corcoran, husband and wife, and Matthew J. Marbach and Kyleigh Jo Corcoran, husband and wife, do hereby Convey to Cooper M. Corcoran, the following described real estate in Delaware County, Iowa:

That part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirteen (13), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian described as commencing at a point on the East line of said Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) that is one hundred forty five (145) feet North of the Southeast corner of said Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and running thence North eighty five (85) feet, thence West two hundred (200) feet, thence South eighty five (85) feet, thence East two hundred (200) feet to the point of beginning

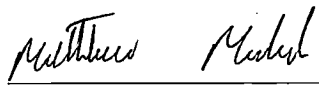
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

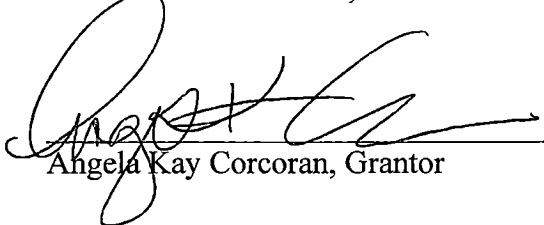
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

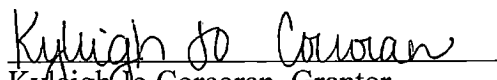
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 12-11-2023.


Michael John Corcoran, Grantor


Matthew J. Marbach, Grantor


Angela Kay Corcoran, Grantor


Kyleigh Jo Corcoran, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

December 11, 2023

This record was acknowledged before me on
Michael John Corcoran.

~~Michael John Corcoran~~ by



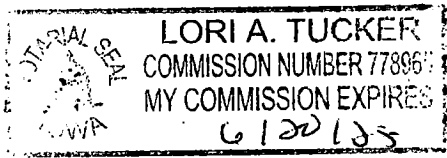
Lori Tucker
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

December 11, 2023

This record was acknowledged before me on
Angela Kay Corcoran.

~~Angela Kay Corcoran~~ by



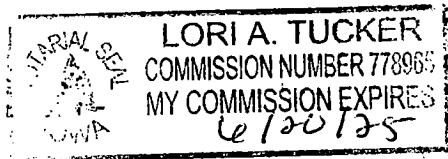
Lori Tucker
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

December 11, 2023

This record was acknowledged before me on
Matthew J. Marbach.

~~Matthew J. Marbach~~ by

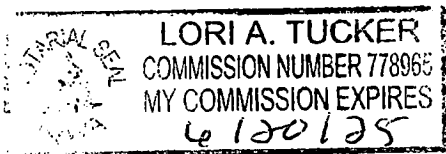


Lori Tucker
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

December 11, 2023

This record was acknowledged before me on
Kyleigh Jo Corcoran.



Lori Tucker
Signature of Notary Public