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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 and Angela Kay Corcoran

Grantees: Cooper M. Corcoran

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

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

Parcel 2022-91 in the Southwest Quarter of the Northeast Quarter Section 13, Township 87 North, Range 6 West of the 5th P.M., City of Ryan, Delaware County, Iowa according to plat recorded in Book 2022, Page 2568

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: December 11, 2023

Michael John Corcoran, Grantor

Angela Kay Corcoran, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 11, 2023 by Michael John Corcoran and Angela Kay Corcoran.

Lori Tucker
Signature of Notary Public

