



Book 2024 Page 154

Document 2024 154 Type 03 001 Pages 2
Date 1/19/2024 Time 11:17:36AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$543.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

*WJ
Citizens State Bank
1418 W. Main St
Manchester IA*

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

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Edward and Kathleen Zehr, 111 Pemix Drive, Lead Hill, AR 72644

Return Document To: Edward and Kathleen Zehr, 111 Pemix Drive, Lead Hill, AR 72644

Grantors: Gary J. Klostermann

Grantees: Edward Zehr and Kathleen Zehr

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Gary J. Klostermann, a single person, does hereby Convey to Edward Zehr and Kathleen Zehr, 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:

Lot Twenty Three (23) of the Plat of Tanglewood Subdivision- Plat No. 1, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 95

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: 01-19-24

Gary J. Klostermann
Gary J. Klostermann, Grantor

STATE OF IOWA, COUNTY OF IOWA

This record was acknowledged before me on January 19, 2024 by Gary J. Klostermann.

Susan K Meyer
Signature of Notary Public

