

Recorded: 1/22/2024 at 9:05:41.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$95.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 185

Return To: Jayden Bowles ,
Taxpayer: Jayden Bowles ,
Preparer: Shannon Simms, 3112 Brockway Road, P.O. Box 1020, Waterloo, IA 50704, Phone: 319-415-7426



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Lisa Bowles and Gabriel Bowles, wife and husband**, do hereby Convey to **Jayden Bowles**, a single person, the following described real estate in **Delaware County, Iowa**:

Lot Seventy Two (72) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to plat thereof recorded in Book 2 Plats, Page 200; same being a part of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Twenty Six (26), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian.

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.

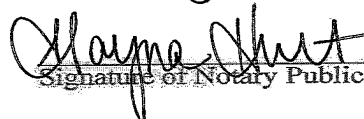
Dated: January 11, 2024


Lisa Bowles , Grantor


Gabriel Bowles , Grantor

STATE OF IOWA, COUNTY OF Grundy

This record was acknowledged before me on January 11, 2024 by
Lisa Bowles and Gabriel Bowles, wife and husband .


Signature of Notary Public

