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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return Document To: ^{DW}Title Services Corporation, 603 Commercial St., Waterloo, IA 50701
Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304
Address Tax Statement: Maggie Jo Burger, 25441 207th Ave., Delhi, IA 52223
TSC#234777

WARRANTY DEED

For the consideration of **One and No/100----- Dollar(s)** and other valuable consideration, **Dennis Smith and Sandra Smith, husband and wife**, do hereby Convey to **Maggie Jo Burger**, the following described real estate in **Delaware County**, Iowa:

Unit 11 and the undivided 6.250% interest in the land and common elements appurtenant to said Unit, in "The Maples, A Condominium", according to Declaration Of Submission of Property To Horizontal Property Regime For The Maples, A Condominium, recorded in Book 2000, Page 2401, and as amended; same being located on Lot 7 in The Maples A Subdivision of Lot 8 and Lot 8A of Lake View First Addition, Part of Section 23, Township 88 North, Rang 5 West of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2000, Page 2399.

Subject to easements, restrictions, covenants, ordinances, and limited access provisions of record.

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 / 2024

Dennis Smith
Dennis Smith

Sandra Smith
Sandra Smith

STATE OF IOWA, Black Hawk COUNTY, ss.
~~Delaware~~

This instrument was acknowledged before me on this 19 day of January, 2024, by Dennis Smith and Sandra Smith, husband and wife.

Brook N Ferch
Notary Public in and for the State of Iowa

