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Date 2/01/2024 Time 9:00:28AM  
Rec Amt \$12.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

Taxpayer: Kaleb Patrick Kruse, Cole Thomas Kruse and Carter John Kruse, 1630 300th Ave, Dyersville, IA 52040  
Preparer/Return to: Todd J. Locher, Locher & Davis PLC, PO Box 7, Farley, IA 52046, Ph: 563-744-3359

\* Citizens State Bank



### WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Thomas E. Kruse and Sara L. Kruse, husband and wife, do hereby Convey to Kaleb Patrick Kruse, as a single person, Cole Thomas Kruse, a single person, and Carter John Kruse, a single person, the following described real estate in Delaware County, Iowa:

Parcel 2023-89, Part of the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of Section Twenty Nine (29), Township Ninety (90) North, Range Three (3) West of the 5th Principal Meridian, Delaware County, Iowa, according to the Plat recorded October 12, 2023 in Book 2023, Page 2553 of the records of Delaware County, Iowa.

**This deed is exempt according to Iowa Code 428A.2(21).**

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 26, 2024.

*Thomas E. Kruse*

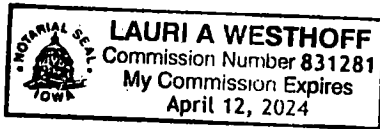
Thomas E. Kruse, Grantor

*Sara L. Kruse*

Sara L. Kruse, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on January 26, 2024 by Thomas E. Kruse and Sara L. Kruse, husband and wife.



*Lauri Westhoff*

Signature of Notary Public