

Recorded: 2/6/2024 at 8:22:55.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,512.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 289

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644
Taxpayer: Dennis Joseph Putz and Marge Geralyn Putz, 17843 189th St., Manchester, IA 52057
Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644,
Phone: 319-334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Dereck Joseph Putz and Cassie Jo Putz, husband and wife, do hereby Convey to Dennis Joseph Putz and Marge Geralyn Putz, 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:


***See Exhibit A attached hereto.**

*** 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.

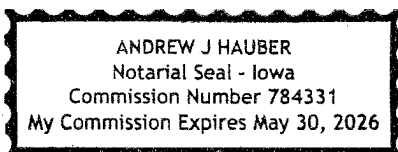
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: February 2, 2024.


Dereck Joseph Putz, Grantor


Cassie Jo Putz, Grantor

On this 2 day of February, 2024 before me a Notary Public, State of Iowa, personally appeared Dereck Joseph Putz and Cassie Jo Putz, husband and wife.



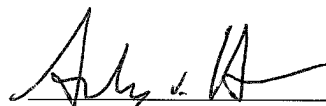

Notary Public

Exhibit A
Legal Description:

The Northeast Quarter (NE¹/₄) of the Southeast Quarter (SE¹/₄) and the North four (4) acres of the Southeast Quarter (SE¹/₄) of the Southeast Quarter (SE¹/₄) of Section Twenty Three (23), and the North one (1) acre of the West one-fourth (W¹/₄) of the Southwest Quarter (SW¹/₄) of the Southwest Quarter (SW¹/₄) of Section Twenty Four (24), all in Township Ninety (90) North, Range Five (5), West of the Fifth P.M.; also that part of the Southeast Quarter (SE¹/₄) of the Southwest Quarter (SW¹/₄) and of the East three-fourths (E³/₄) of the Southwest Quarter (SW¹/₄) of the Southwest Quarter (SW¹/₄) lying West of the public highway, all in Section Twenty Four (24), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., except that part described as commencing at a point two hundred fifty seven (257) feet East of the Southwest corner of the Southeast Quarter (SE¹/₄) of the Southwest Quarter (SW¹/₄) of said Section Twenty Four (24), being the intersection of two county roads, thence North six hundred fifty seven (657) feet along the center of the county road to the point of beginning, thence West one hundred twenty six (126) feet, thence North one hundred forty seven (147) feet, thence East one hundred twenty six (126) feet to the center of said road, thence South one hundred forty seven (147) feet to the point of beginning, and also except Parcel 2017-13 Being Part Of The Southwest Quarter of the Southwest Quarter (SW¹/₄-SW¹/₄) Of Section 24, Township 90 North, Range 5 West Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2017, Page 498; also Parcel 2024-01, Part Of The NW 1/4- SW 1/4 Section 24, T90N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 68.