

Recorded: 2/21/2024 at 3:47:42.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$218.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 401

Return To: MacKenzie Elizabeth Barnhart & Zander James Carter, 128 Main Street, Colesburg, IA 52035

Taxpayer: MacKenzie Elizabeth Barnhart & Zander James Carter, 128 Main Street, Colesburg, IA 52035

Preparer: Jennifer A. Clemens-Conlon, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Daniel G. Elledge and Patricia J. Elledge, husband and wife, does hereby Convey to MacKenzie Elizabeth Barnhart, a single person, and Zander James Carter, a single person, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Six (6), Block Three (3), Colony Addition to Colesburg, Iowa, according to Corrected and Amended Plat of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73-86

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 19, 2024

Daniel G. Elledge
Daniel G. Elledge, Grantor

Patricia J. Elledge
Patricia J. Elledge, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 2/19/24,
by Daniel G. Elledge and Patricia J. Elledge, husband and wife.



Patricia Coleman
Signature of Notary Public