



Book 2024 Page 538

Document 2024 538 Type 03 001 Pages 3
Date 3/08/2024 Time 12:35:47PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$335.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: William and Kathryn Kraus, 3119 Hwy 38, Hopkinton, IA 52237

Return Document To: ^{W/K} William and Kathryn Kraus, 3119 Hwy 38, Hopkinton, IA 52237

Grantors: Triple C, Inc.

Grantees: William M. Kraus and Kathryn S. Kraus

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Two Hundred Ten Thousand Dollar(s) and other valuable consideration, Triple C, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to William M. Kraus and Kathryn S. Kraus, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Eighteen (18), Nineteen (19) and Twenty (20), Block Two (2), H.A. Carter's Third Addition to Hopkinton, Iowa, according to plat recorded in Book 19 L.D., Page 104

AND

That part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Eighteen (18), Township Eighty Seven (87) North, Range Three (3), West of the Fifth P.M., described as commencing at a point North 26° 50' East twenty five (25) rods eight and one half (8 ½) feet from the Northeast corner of Lot One (1), Block Four (4), of Hopkinton Addition by H. A. Carter, according to plat recorded in Book E L.D., Page 529, running thence in the same direction ten (10) rods five (5) links, thence East one hundred twelve (112) feet and two (2) inches, thence South 26° 50' West thirteen (13) rods seven (7) links, thence North 63° 10' West one hundred (100) feet to the place of beginning, designated as Presbyterian Church lot on the plat of H. A. Carter's 3rd addition to Hopkinton, Iowa, according to plat recorded in Book 19 L.D., Page 104A, except the East twenty (20) feet thereof conveyed to the Incorporated Town of Hopkinton by Warranty Deed recorded in Book U, T.L.D., Page 157

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.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: March 4, 2024

Triple C, Inc., an Iowa corporation

By Charles F. Bacon
Charles F. Bacon, President

By Crystal K. Sternhagen
Crystal K. Sternhagen, Vice President,
Secretary and Treasurer

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 4, 2024,
by Charles F. Bacon, as President, of Triple C, Inc. a corporation.



Susan K Meyer
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 4, 2024,
by Crystal K. Sternhagen, as Vice President, Secretary and Treasurer, of Triple C, Inc. a
corporation.



Susan K Meyer
Signature of Notary Public