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Document 2024 672 Type 03 001 Pages 2
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
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: Kevin and Heather Ostrander, PO Box 105, Manchester, IA 52057

Return Document To: Kevin and Heather Ostrander, PO Box 105, Manchester, IA 52057

Grantors: Justine Thomas

Grantees: Kevin Ostrander and Heather Ostrander

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar and other valuable consideration, Justine Thomas a/k/a Justine Schanbeck, a single person, does hereby Convey to Kevin Ostrander and Heather Ostrander, 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:

Lots One Hundred Sixty-Four (164), One Hundred Sixty-Five (165), One Hundred Sixty-Six (166), One Hundred Sixty-Seven (167), One Hundred Sixty-Eight (168) and One Hundred Sixty-Nine (169), Delaware, Iowa, according to plat recorded in Book 2 L.D., Pages 488-489

This deed is exempt according to Iowa Code 428A.2(10). This deed supplements the deed recorded in Book ~~244~~, Page ~~1169~~

1074 1669

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.

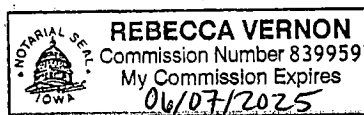
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: March 13, 2024

Justine Thomas
Justine Thomas, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 13, 2024 by Justine Thomas.



Rebecca Vernon
Signature of Notary Public