

Recorded: 4/1/2024 at 12:59:46.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$932.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 698

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Rick L. Lynch, 207 S. Washington, Bloomfield, IA 52537,
Phone: 641-664-1997

Taxpayer Information: Patrick & Tracy Hammes, LLC
1436 Hwy 34, Batavia, IA 52533

Return Document To: Rick L. Lynch, 207 S Washington, Bloomfield, IA 52537

Grantors: Christy J. Unzicker
Michael D. Unzicker

Grantees: Patrick & Tracy Hammes, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of 1.00 Dollar(s) and other valuable consideration, Christy J. Unzicker and Michael D. Unzicker, wife and husband, do hereby Convey to Patrick & Tracy Hammes, LLC, the following described real estate in Delaware County, Iowa:

Parcel 2023-09, Part Of The SW $\frac{1}{4}$ - SE $\frac{1}{4}$ And Part Of The SE $\frac{1}{4}$ - SE $\frac{1}{4}$; All In Section 22, T88N, R6W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2023, Page 397.

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.

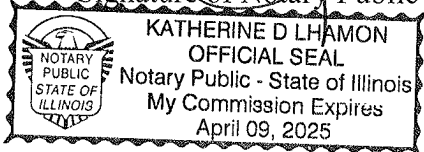
Dated: 3-25-2024

Christy J. Unzicker
Christy J. Unzicker

Michael D. Unzicker
Michael D. Unzicker

STATE OF ILLINOIS, COUNTY OF TAZEWELL

This record was acknowledged before me on this 25 day of March, 2024 by Christy J. Unzicker and Michael D. Unzicker, wife and husband.

Katherine D. Lhamon
Signature of Notary Public

KATHERINE D LHAMON
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
April 09, 2025