

Recorded: 4/15/2024 at 1:49:58.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$564.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 818

Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Tel: (319) 334-3704

Taxpayer: Vernon P. Miller and Martha N. Miller, 2322 320th Street, Hopkinton, IA 52237

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Marvin J. Yoder and MaryAnn Yoder, husband and wife, do hereby Convey to Vernon P. Miller and Martha N. Miller, 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:

Parcel 2024-08, Part of the NW ¼ - NW ¼, Part Of The NE ¼ - NW ¼, Sec. 21 & Part Of The SW ¼ - SW ¼, & Part Of The SE ¼ - SW ¼, Sec. 16; All In T87N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 422.

***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.

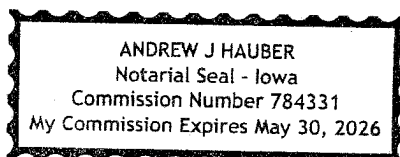
Dated: April 15, 2024.

Marvin J. Yoder
Marvin J. Yoder, Grantor

MaryAnn Yoder
MaryAnn Yoder, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN:

This record was acknowledged before me on April 15, 2024, by Marvin J. Yoder and MaryAnn Yoder, husband and wife.



Sh J H
Signature of Notary Public