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Document 2024 1098 Type 03 001 Pages 2
Date 5/23/2024 Time 9:45:21AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$447.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return Document To: Title Services Corporation, 603 Commercial St., Waterloo, IA 50701
Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304
Address Tax Statement: Jason Diers and Kari Fitzpatrick, 2821 120th St., Colesburg, IA 52035
TSC#241310

WARRANTY DEED

For the consideration of One and No/100----- Dollar(s) and other valuable consideration, **Andy C. Chase, a single person**, does hereby Convey to **Jason Diers and Kari Fitzpatrick, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in Delaware County, Iowa:

**The West One-Half of the Southeast Quarter of the Southwest Quarter of Section 7,
Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa.**

Subject to easements, restrictions, covenants, ordinances, and limited access provisions of record.

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: 05/20/2024

Andy Chase
Andy C. Chase

STATE OF IOWA, Delaware COUNTY, ss.

This instrument was acknowledged before me on this 20th day of May,
2024, by Andy C. Chase, a single person.

[Signature]
Notary Public in and for the State of Iowa

