

Recorded: 5/31/2024 at 8:13:59.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$391.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1178

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, Iowa 50644
Taxpayer: Stephen J. Schmit, 108 Crescent Dr., Manchester, IA 52057
Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Joseph Steinbron and Kristan Steinbron, husband and wife, do hereby Convey to Stephen J. Schmit, a single person, the following described real estate in Delaware County, Iowa:

Lot Eight (8) and Lot Nine (9), except the Easterly twenty (20.0) feet of said Lot Nine (9) described as commencing at the Southeast corner of said Lot Nine (9) and running thence Westerly a distance of twenty (20.0) feet on the South line of said Lot Nine (9), thence Northerly to a point on the North line of said Lot Nine (9) which is twenty (20.0) feet West of the Northeast corner of said Lot Nine (9), thence East to the Northeast corner of said Lot Nine (9), Thence Southerly to the Southeast corner of said Lot Nine (9), in Northtown Estate Subdivision of part of the North one-half (N ½) of the Southeast Quarter (SE ¼) of Section Twenty (20), Township Eight Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4, Plats, Page 13.

***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: May 20, 2024.

Joseph Steinbron
Joseph Steinbron, Grantor

Kristan Steinbron
Kristan Steinbron, Grantor

STATE OF IOWA, COUNTY OF *Buchanan*

This record was acknowledged before me on *May 20*, 2024 by Joseph Steinbron and Kristan Steinbron, husband and wife.

Wendy K. Fischels
Signature of Notary Public

