

Recorded: 6/10/2024 at 12:51:55.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$303.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1266

**Return To & Taxpayer:** Rachel M. Moser, 321 Hubbard Street, Colesburg, IA 52035  
**Preparer:** Hillary J Friedmann, 318 South River Park Drive, PO Box 609, Guttenberg, IA 52052, Phone: 563-252-1733



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Michael S. Zittergruen and Karen K. Zittergruen a/k/a Karen A. Zittergruen, Co-Trustees of Zittergruen Family Living Trust dated April 30, 2018, do hereby Convey to Rachel M. Moser, the following described real estate in Delaware County, Iowa:

That part of Lot Fifteen (15) described as commencing at the Northwest corner of said Lot Fifteen (15) and running thence South along the West line of Lot Fifteen (15) one hundred twenty five and four tenths (125.4) feet, thence East thirty eight (38.0) feet, thence North one hundred twenty five and four-tenths (125.4) feet, thence West thirty eight (38.0) feet to the point of beginning: and that part of Lot Sixteen (16) described as commencing at the Northeast corner of Lot Fifteen (15), and running thence South along the East line of Lot Fifteen (15) one hundred twenty five and four tenths (125.4) feet, thence East twenty four (24.0) feet, thence North one hundred twenty five and four-tenths (125.4) feet to the South line of Hubbard Street, thence West twenty four (24.0) feet to the point of beginning, all being in the Subdivision of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., according to Amended and Corrected Plat of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73 to 86.

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: June 10, 2024.

Zittergruen Family Living Trust dated April 30, 2018

By *Michael S. Zittergruen*  
Michael S. Zittergruen, as Co-Trustee

By *Karen K. Zittergruen*  
Karen K. Zittergruen a/k/a Karen A. Zittergruen, as Co-Trustee

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on June 10, 2024, by Michael S. Zittergruen and Karen K. Zittergruen a/k/a Karen A. Zittergruen, Co-Trustees of the above-entitled trust.

*Cathy J. Kenneally*  
Signature of Notary Public

