

Recorded: 6/12/2024 at 10:17:44.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$159.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1299

Prepared by: David L. Wenzel, Simmons Perrine Moyer Bergman PLC, 115 Third Street SE, Suite 1200, Cedar Rapids, IA 52401-1266, (319) 366-7641

Return and Address Tax Statement to: Nathan Freeze and Michael Freeze, 111 1<sup>st</sup> Street SW, Hopkinton, IA 52237

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### **SPECIAL WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, J.A. Heavens and Sons, LLC, and Iowa LLC, does hereby Convey to Nathan Freeze and Michael Freeze, as tenants in common, the following described real estate situated in Delaware County, Iowa, to-wit:

Lot 9 and Lot 10 and the West 35 feet of Lot 11, all in Block Five of H.A. Carter's Addition to Hopkinton, Delaware County, Iowa, subject to easements of record

**SUBJECT TO EASEMENTS, COVEANANTS AND RESTRICTIONS OF RECORD.**

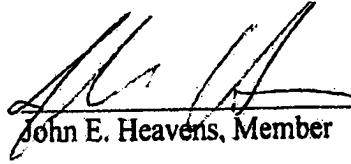
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that the Grantor has 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 grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

**(SIGNATURE PAGE FOLLOWS)**

Dated: June 10, 2024.

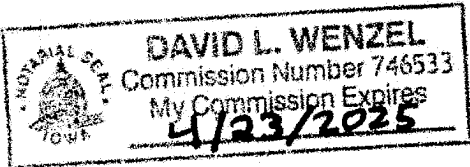
J.A. HEAVENS AND SONS, LLC

  
John E. Heavens, Member

  
Patrick C. Heavens, Member

STATE OF IOWA            )  
                                      ) ss:  
COUNTY OF LINN        )

On this 10th day of June 2024, before me, the undersigned a Notary Public in and for said State, personally appeared John E. Heavens and Patrick C. Heavens, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.





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Notary Public in and for Iowa