

Recorded: 6/25/2024 at 9:22:28.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$279.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1422

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

**Preparer Information:** George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone:  
563-875-9112

**Taxpayer Information:** Luke A. and Erin Pritchard, 512 2nd Street, Colesburg, Iowa 52035

**Return Document To:** Luke A. and Erin Pritchard, 512 2nd Street, Colesburg, Iowa 52035

**Grantors:** Susan R. Stannard

**Grantees:** Luke A. Pritchard and Erin Pritchard

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED JOINT TENANCY**

For the consideration of Ten Dollar(s) and other valuable consideration, Susan R. Stannard, a single person, does hereby Convey to Luke A. Pritchard and Erin Pritchard, 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:

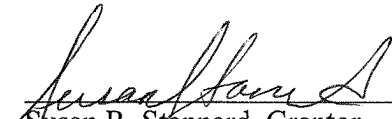
Lot Seven (7), Block One (1), First Northern Addition to Colesburg, Iowa, according to Amended and Corrected Plat of Incorporated Town of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73-86

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: 6/20/24

  
\_\_\_\_\_  
Susan R. Stannard, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 20, 2024 by Susan R. Stannard, a single person.

  
\_\_\_\_\_  
Signature of Notary Public

