

Recorded: 6/28/2024 at 10:27:49.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$151.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1477

Return To: Dustin and Brittany Jaeger, 1363 Candle Rd, Manchester, IA 52057

Taxpayer: Dustin and Brittany Jaeger, 1363 Candle Rd, Manchester, IA 52057

Preparer: Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Phone: 563-744-3359



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Richard J. Bruggemann, a single person, does hereby Convey to Dustin Jaeger and Brittany Jaeger, 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:

The East forty five (45.0) feet of Lots One (1) and Two (2), Block Two (2), Minkler's Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 52.

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.

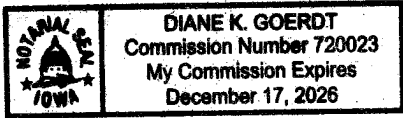
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 6-25-24.

Richard J. Bruggemann
Richard J. Bruggemann, Grantor

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on June 25, 2024 by
Richard J. Bruggemann, a single person.



Diane K. Goerd
Signature of Notary Public