

Recorded: 6/28/2024 at 10:57:37.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$245.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1478

Prepared by:	Ann M. Klostermann McCrea Nazette Mamer Nathanson Knoll LLP 615 – 2 nd Street SW Cedar Rapids, Iowa 52404 Telephone: 319-366-1000 Facsimile: 319-313-7849	Return to/Taxpayer Address: Avery William Michael Smith and Gabrielle Marie Kouri 413 Belknap Street Ryan, Iowa 52330
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WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration Robert A. Hostert, a single person, does hereby convey to Avery William Michael Smith and Gabrielle Marie Kouri, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Three (3), Block Eighteen (18), Ryan, Iowa, according to plat recorded in Book 1 Plats, Page 42

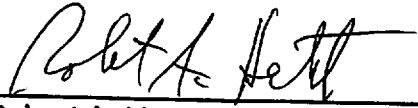
together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

Grantor does hereby covenant with grantees, and successors in interest, that grantor holds 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish all rights of dower, homestead and distributive share in and to the real estate.

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.

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 28, 2024



Robert A. Hostert

STATE OF IOWA)
)
COUNTY OF win) SS:

This document was acknowledged before me on this 28 day of June, 2024, by ROBERT A. HOSTERT, a single person.



Notary Public in and for State of Iowa

