

Recorded: 6/28/2024 at 3:25:55.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$252.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1492

Return To: Colton Thurston, 221 N Wine Street, Earlville, Iowa 52041

Taxpayer: Colton Thurston, 221 N Wine Street, Earlville, Iowa 52041

Preparer: Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Phillip W. Davidshofer, a single person, does hereby convey to Colton Thurston the following described real estate in Delaware County, Iowa:

Lot One (1) and the East eight (8) feet of Lot Two (2), Block Thirty Seven (37), Earlville, formerly Nottingham, Iowa, according to plat recorded in Book I L.D., Page 346.

Subject to restrictions, covenants, easements, ordinances and limited access provisions 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(s) do(es) Hereby Covenant with grantees, and successors in interest, that grantor(s) hold(s) 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(s) 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.

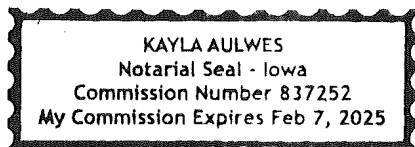
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 6-28-24

Phillip W. Davidshofer
Phillip W. Davidshofer

STATE OF Iowa, COUNTY OF Delaware:

This record was acknowledged before me on 28th June 2024, by Phillip W. Davidshofer, a single person.



Kayla Aulwes
Signature of Notary Public