

Recorded: 7/1/2024 at 8:22:40.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$655.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1500

Return To: Benjamin Davis, 106 Hankins Dr., Delhi, IA 52223

Taxpayer: Benjamin Davis, 106 Hankins Dr., Delhi, IA 52223

Preparer: Brian J. Kane, 2100 Asbury Rd., Ste. 2, Dubuque, IA 52001, Phone: (563) 582-7980



WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, David J. Hoeger and Jane E. Hoeger, husband and wife, do hereby Convey to Benjamin Davis, the following described real estate in Delaware County, Iowa:

Lot Four (4) of Hankins Lakeside Estates First Subdivision Of Part Of The South 21 ½ Acres Of The SE ¼ Of The NE ¼, Of Section 17, T88N, R4W Of The Fifth Principal Meridian, City of Delhi, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 159.

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 grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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: June 24, 2024.

David J. Hoeger

David J. Hoeger

Jane E. Hoeger

Jane E. Hoeger

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on June 26, 2024, by David J. Hoeger and Jane E. Hoeger, husband and wife.

Sharon A. Greenwood

Signature of Notary Public

