

Recorded: 7/5/2024 at 12:03:46.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$515.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1558

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

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Matthew Dugan, 101 Golf View Drive, Edgewood, IA 52040

Return Document To: Matthew Dugan, 101 Golf View Drive, Edgewood, IA 52040

Grantors: Kory J. Haas and Jolene L. Haas

Grantees: Matthew Dugan

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Twenty-Two Thousand Four Hundred Fifty Dollar(s) and other valuable consideration, Kory J. Haas, a single person, and Jolene L. Haas, a single person, do hereby Convey to Matthew Dugan the following described real estate in Delaware County, Iowa:

Lot Eighteen (18) of Woods Edge Addition to Edgewood, a Subdivision, in Delaware County, Iowa, according to plat recorded in Book 6 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.

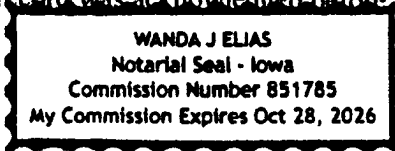
Dated: 7/3/24

[Signature]
Kory J. Haas, Grantor

[Signature]
Jolene L. Haas, Grantor

Black Hawk
STATE OF IOWA, COUNTY OF DELAWARE

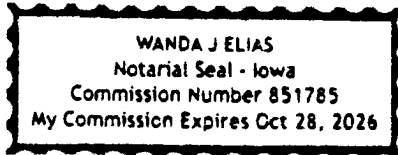
This record was acknowledged before me on 7-3-24 by Kory J. Haas.



[Signature]
Signature of Notary Public

Black Hawk
STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 7-3-24 by Jolene L. Haas.



[Signature]
Signature of Notary Public