



Book 2024 Page 1752

Document 2024 1752 Type 03 001 Pages 1
Date 7/24/2024 Time 2:44:52PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$551.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, Iowa 52233, (319) 362-3640
Return Document/Address Tax Statement: James G. Gelwicks and Yaneth E. Gelwicks, 1957 162nd Avenue, Manchester, IA 52057

WARRANTY DEED – JOINT TENANCY

For the consideration of One Dollar(s), and other valuable consideration, Janet S. Krogmann, a single person, does hereby convey to James G. Gelwicks and Yaneth E. Gelwicks, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in **Delaware County, Iowa**:

Lot Seven (7) of Quaker Mill Ridge - A Subdivision Of The SW 1/4 Of The NW 1/4 And Part Of The N 1/2 Of The NW 1/4 Of The SW 1/4 Of Section 19, T89N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2001, Page 570.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

This transaction is not exempt from the requirement to submit a groundwater hazard statement.

Grantor does hereby covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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. 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: July 18, 2024.

Janet S. Krogmann

STATE OF IOWA COUNTY OF Linn) ss:

This record was acknowledged before me this 18th day of July, 2024, by Janet S. Krogmann, a single person.

Notary Public in and for State of Iowa

