

Recorded: 8/1/2024 at 8:51:00.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$394.40  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1829

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

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** John Kruse & Morgan Kruse, 176 Clara Ave, Manchester, Iowa 52057

**Return Document To:** John Kruse & Morgan Kruse, 176 Clara Ave, Manchester, Iowa 52057

**Grantors:** Scott A. Litterer and Christie Lynn Litterer

**Grantees:** John P. Kruse and Morgan L. Kruse

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Scott A. Litterer and Christie Lynn Litterer, husband and wife, do hereby Convey to John P. Kruse and Morgan L. Kruse, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

That part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at a point on the North line of Clara Avenue two hundred sixty eight and nine-tenths (268.9) feet East from the West line of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4), and running thence East along the North line of Clara Avenue one hundred nine and one-tenth (109.1) feet, thence North one hundred twenty (120.0) feet to the South line of Lot Eleven (11), Block Four (4), Gales Subdivision, thence West one hundred nine and one-tenth (109.1) feet, thence South one hundred twenty (120.0) feet to the point of beginning.

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: July 8, 2024.

Scott A. Litterer

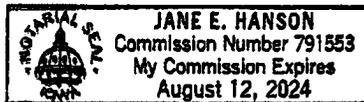
Scott A. Litterer, Grantor

Christie Lynn Litterer

Christie Lynn Litterer, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 8, 2024 by Scott A. Litterer and Christie Lynn Litterer, husband and wife.



Jane E. Hanson
Signature of Notary Public