

Recorded: 8/1/2024 at 3:54:36.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$439.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1857

Return To/Taxpayer: Harold J. Knutsen and Patricia K. Knutsen, 309 Franklin St. SW, Hopkinton, IA 52237
Prepared by: Virginia Wilber, Trent Law Firm, PLLC, 3429 Midway Dr., Cedar Falls, IA 50613, Ph: 319-277-1610



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar and other valuable consideration, Beverly L. Collman, a single person, does hereby convey to Harold J. Knutsen and Patricia K. Knutsen, 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:

Lots Seven (7), Eight (8) and Nine (9), Block Fifteen (15), in Hopkinton Second Addition by H.A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that she 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.

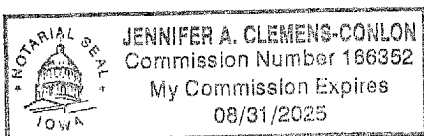
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 1, 2024

Beverly L. Collman by attorney-in-fact
Beverly L. Collman by attorney-in-fact, Kim
Collman Grantor *Kim Collman*

STATE OF IOWA, COUNTY OF Dubuque

On this 1 day of August, 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared Kim Collmann to me known to be the person who executed the foregoing instrument on behalf of Beverly L. Collmann and acknowledged that she executed the same as the voluntary act and deed of said Beverly L. Collmann.



[Signature]
Notary Public in and for said State