

Recorded: 8/16/2024 at 8:05:36.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$176.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1980

**WARRANTY DEED
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: Zachery Digman, 620 Charlotte Street, Earlville, IA 52041

Return Document To: Zachery Digman, 620 Charlotte Street, Earlville, IA 52041

Grantors: Laura Mae Carton

Grantees: Zachery Digman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Ten Thousand Five Hundred Dollar(s) and other valuable consideration, Laura Mae Carton, a single person, does hereby Convey to Zachery Digman, the following described real estate in Delaware County, Iowa:

Lots One (1) and Two (2), Block Forty (40), Nottingham, now incorporated town of Earlville, Iowa, according to plat recorded in Book I L.D., Page 346

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: August 7, 2024.

Laura Mae Carton
Laura Mae Carton, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 7, 2024 by Laura Mae Carton.

Mackenzie Engelken
Signature of Notary Public

