

Recorded: 8/19/2024 at 10:09:04.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$245.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1997

Return To/Taxpayer: Andrew J. Hoeger-Pint 920 East Butler Street, Manchester, IA 52057

Preparer: Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, Keith Platten a/k/a Keith P. Platten, a single person, does hereby Convey to Andrew J. Hoeger-Pint, the following described real estate in Delaware County, Iowa:

ALL THAT PART OF THE SOUTH ONE HUNDRED FIFTY THREE (153) FEET OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION TWENTY EIGHT (28), TOWNSHIP EIGHTY NINE (89) NORTH, RANGE FIVE (5), WEST OF THE FIFTH P.M., LYING WEST OF THE HIGHWAY RUNNING NORTH AND SOUTH THROUGH SAID SOUTHEAST QUARTER (SE¼) OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼), EXCEPT THE WEST ONE HUNDRED SEVENTY (170) FEET THEREOF

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 14, 2024.

~~_____~~
Keith Platten a/k/a Keith P. Platten (Grantor)

STATE OF IOWA, COUNTY OF Delaware ss.

This record was acknowledged before me this 14th day of August, 2024, by Keith Platten a/k/a Keith P. Platten.

Teresa Turnis
Signature of Notary Public

