

Recorded: 8/23/2024 at 12:39:23.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$367.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 2057

**Return To:** David W. Moser, PO Box 174, Edgewood, IA 52042

**Taxpayer:** David W. and Maylo J. Moser, PO Box 174, Edgewood, IA 52042

**Preparer:** John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076,  
Phone: 563-933-4334



## WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Clair P. Fannon and Inez T. Fannon, husband and wife, by Mary A. Kuehl, as Agent, do hereby Convey to David W. Moser and Maylo J. Moser, 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:

Lot Eleven (11) of the Plat of South Town Manor, a Subdivision of Part of Lot 2, Lot 3 and Lot 4, all in the Subdivision of Lot 5 of the Subdivision of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 2, T90N, R5W of the Fifth P.M., City of Edgewood, Delaware County, Iowa, according to the Plat recorded in Book 5 Plats, Page 47.

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 22, 2024.

Mary A. Kuehl  
Clair P. Fannon, Grantor  
By: Mary A. Kuehl, as Agent

Mary A. Kuehl  
Inez T. Fannon, Grantor  
By: Mary A. Kuehl, as Agent

STATE OF IOWA, COUNTY OF Clayton

This record was acknowledged before me on August 22, 2024 by  
Mary A. Kuehl, as Agent for Clair P. Fannon and Inez T. Fannon.



Theresa A. Neuhaus  
Signature of Notary Public