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Document 2024 2098 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$47.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY
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: Matthew and Danelle Hudspeth, 20772 253rd Street, Delhi, IA 52223

† **Return Document To:** Matthew and Danelle Hudspeth, 20772 253rd Street, Delhi, IA 52223

Grantors: Martha Huber aka Martha J. Huber

Grantees: Matthew L. Hudspeth and Danelle M. Hudspeth

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Thirty Thousand Dollar(s) and other valuable consideration, Martha Huber aka Martha J. Huber, a single person, does hereby Convey to Matthew L. Hudspeth and Danelle M. Hudspeth, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

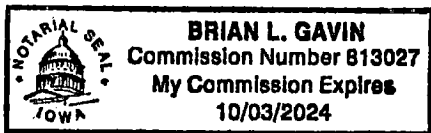
Lots Six (6) and Seven (7), Block Seven (7) of Hobbs Addition to Delhi, Iowa, and that part of the alley located adjacent to Lots Six (6) and Seven (7), Block Seven (7) of Hobbs Addition to City of Delhi, Delaware County, Iowa, according to the plat recorded in Book D L.D., Pages 516-517

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 23, 2024



Michelle Bell as attorney-in-fact for Martha Huber aka Martha J. Huber, Grantor
Michelle Bell as Attorney-in-Fact for Martha Huber aka Martha J. Huber, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 23, 2024 by Michelle Bell as Attorney-in-Fact for Martha Huber aka Martha J. Huber.

Signature of Notary Public