

Recorded: 8/29/2024 at 11:16:26.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$426.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2111

Return To: Andrew Martin Christensen and Ashley Lynn Christensen, 807 Charles St., Delhi, IA 52223

Taxpayer: Andrew Martin Christensen and Ashley Lynn Christensen, 807 Charles St., Delhi, IA 52223

Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Paul H. Lechtenberg and Lynn C. Lechtenberg, Husband and Wife, do hereby Convey to Andrew Martin Christensen and Ashley Lynn Christensen, 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:

The West one-half (W ½) of Lot Five (5), and all of Lot Six (6), Block Ten (10), Hobbs Addition to Delhi, Iowa, according to plat recorded in Book D L.D., Page 516, also Lot Four (4) of the Plat Of The Subdivision Of Part Of The NW ¼ Of The SW ¼ Of Section 17, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 152,

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.

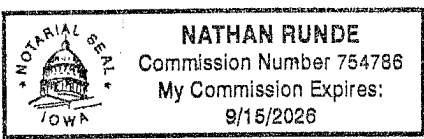
Dated: 8-29-24

Paul H. Lechtenberg
Paul H. Lechtenberg, Grantor

Lynn C. Lechtenberg
Lynn C. Lechtenberg, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 8/29/24 by
Paul H. Lechtenberg and Lynn C. Lechtenberg, husband and wife.



[Signature]
Signature of Notary Public