



Book 2024 Page 2130

Document 2024 2130 Type 03 001 Pages 2

Date 8/30/2024 Time 2:30:28PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$191.20

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: Steven and Jenny Broghammer, 1477 190th Street, Manchester, IA 52057

Return Document To: Steven and Jenny Broghammer, 1477 190th Street, Manchester, IA 52057

Grantors: James W. Hill

Grantees: Steven Anthony Broghammer and Jenny May Broghammer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Twenty Thousand Dollar(s) and other valuable consideration, James W. Hill, a single person, does hereby Convey to Steven Anthony Broghammer and Jenny May Broghammer, 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 North two hundred forty (240) feet of the East twelve hundred (1,200) feet of: The North one-half (N½) of the Northeast Quarter (NE¼) of Section Twenty Three (23), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2024, Page 1852

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.

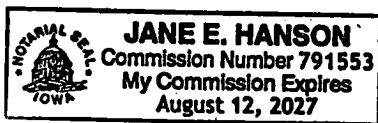
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 30, 2024

[Signature of James W. Hill]
James W. Hill, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 30, 2024 by James W. Hill.



[Signature of Notary Public]
Signature of Notary Public