

Recorded: 9/10/2024 at 8:12:00.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$159.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2228

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Matthew D. Smith, 828 1st Avenue West, Dyersville, Iowa 52040

Return Document To: Matthew D. Smith, 828 1st Avenue West, Dyersville, Iowa 52040

Grantors: Timothy P. Greenwood and Brenda M. Greenwood

Grantees: Matthew D. Smith

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Timothy P. Greenwood and Brenda M. Greenwood, husband and wife, do hereby Convey to Matthew D. Smith, the following described real estate in Delaware County, Iowa:

Lot One (1) of Hyler and Loop's Second Addition, City of Dyersville, Delaware County, Iowa, according to plat recorded in Book 2018, Page 3546

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.

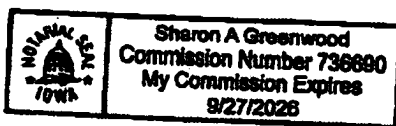
Dated: 8-27-24

Timothy P. Greenwood
Timothy P. Greenwood, Grantor

Brenda M. Greenwood
Brenda M. Greenwood, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 8-27-2024 by Timothy P. Greenwood and Brenda M. Greenwood, husband and wife.



Signature of Notary Public