

Recorded: 9/16/2024 at 8:06:14.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$193.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2290

Return Document To: Nicole Engelken, 216 Stow St., Earlville, IA 52041
Preparer Information: SAMUEL M. DEGREE, 300 Main Street, Suite 323, Dubuque, IA 52001, (563) 582-2000
Address Tax Statement: Nicole Engelken, 216 Stow St., Earlville, IA 52041

WARRANTY DEED

For the consideration of TEN AND NO/100 (\$10.00) Dollar(s) and other valuable consideration, BRIAN D. WERNER, a single person, does hereby Convey to NICOLE ENGELKEN, the following described real estate in Delaware County, Iowa:

Lot Three (3), Block Twelve (12), Pitkin's Addition to Nottingham, Delaware County, Iowa, now a part of the incorporated Town of Earlville, Iowa, according to plat recorded in Book I L.D., Pages 456-457.

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.

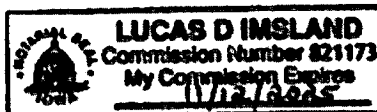
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 9-13-24

Brian D. Werner
Brian D. Werner (Grantor)

STATE OF IOWA, COUNTY OF Delaware

This instrument was acknowledged before me on September 13, 2024, by Brian D. Werner



[Signature]
, Notary Public