

Recorded: 9/17/2024 at 3:25:55.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$207.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2309

Return To: Nicholas Bartholomew and Holly Bartholomew, 201 E. Jackson Street,
EDGEWOOD, IA 52042

Taxpayer: Nicholas Bartholomew and Holly Bartholomew, 201 E. Jackson Street,
EDGEWOOD, IA 52042

Preparer: Jennifer A. Clemens-Conlon, 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, James H. Rinehart and Susan A. Rinehart, husband and wife, does hereby Convey to Nicholas Bartholomew and Holly Bartholomew, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Ten (10) and the West one-half (W1/2) of Lot Eleven (11), Block One (1), Bixby and Minkler's Addition to Edgewood, Iowa, according to Corrected Plat recorded in Book 1 Plats, Page 90.

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, 2024.

James H. Rinehart
James H. Rinehart, Grantor

Susan A. Rinehart
Susan A. Rinehart, Grantor

STATE OF Colorado, COUNTY OF Jefferson

This record was acknowledged before me on September 13th, 2024, by James H. Rinehart and Susan A. Rinehart, husband and wife.

Rachel Arevalo Jimenez
Signature of Notary Public

**RACHEL AREVALO JIMENEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244017151
MY COMMISSION EXPIRES 05/02/2028**