



Book 2024 Page 2327

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, Iowa 52233, (319) 362-3640
Return to/Address Tax Statement: Nicholas P. Kirby, 2946 Rainbow Road, Colesburg, IA 52035

WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, Robb Harter, a single person, does hereby convey to Nicholas P. Kirby, the following described real estate in **Delaware County, Iowa**:

Lots Eight (8) and Nine (9) of the Subdivision of the Southeast Quarter (SE¹/₄) of the Southeast Quarter (SE¹/₄) of the Northeast Quarter (NE¹/₄) of Section Five (5), Township Eighty Nine (89) North, Range Three (3), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 3.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

Mark the appropriate statement with an "X":

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.

This transaction is not exempt from the requirement to submit a groundwater hazard statement.

Grantor does hereby covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants 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.

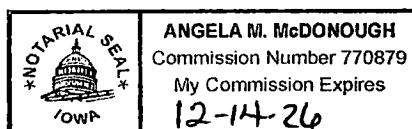
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: September 6, 2024.

Robb Harter (Grantor)

STATE OF IOWA COUNTY OF Jones) ss:

This record was acknowledged before me this 6th day of September, 2024, by Robb Harter, a single person.



Notary Public in and for State of Iowa