

Recorded: 9/26/2024 at 11:50:03.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$95.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2377

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Matthew Christopher Hucker, 208 Helen St NE, Hopkinton, Iowa 52237

Return Document To: Matthew Christopher Hucker, 208 Helen St NE, Hopkinton, Iowa 52237

Grantors: Nicholas John Hucker a/k/a Nicholas Hucker and Rylie Hucker

Grantees: Matthew Christopher Hucker

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, Nicholas John Hucker a/k/a Nicholas Hucker and Rylie Hucker, husband and wife, do hereby Convey to Matthew Christopher Hucker, as a single person, the following described real estate in Delaware County, Iowa:

Lot Forty Four (44) of J. T. Williamson's Addition to Hopkinton, Iowa, according to the plat recorded in Book 19 L.D., Page 274

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: September 25, 2024.

Nicholas John Hucker

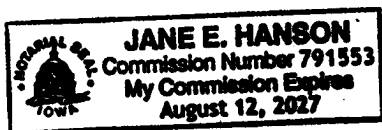
Nicholas John Hucker a/k/a Nicholas Hucker,
Grantor

Rylie M. Hucker

Rylie Hucker, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 25, 2024 by Nicholas John Hucker a/k/a Nicholas Hucker and Rylie Hucker, husband and wife.



Jane E. Hanson

Signature of Notary Public