

Recorded: 10/8/2024 at 8:58:45.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$227.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2527

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: JOS Properties, LLC, 1580 162nd Ave., Manchester, IA 52057

Return Document To: JOS Properties, LLC, 1580 162nd Ave., Manchester, IA 52057

Grantors: Kathleen J. Cook

Grantees: JOS Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Forty-Two Thousand Five Hundred Dollar(s) and other valuable consideration, Kathleen J. Cook, a single person, does hereby Convey to JOS Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Three (3), Block Six (6), Shelden and Harris Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Pages 97-98

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.

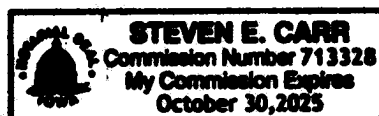
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 7, 2024.

Kathleen J. Cook
Kathleen J. Cook, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 7, 2024 by
Kathleen J. Cook.



Steven E. Carr
Signature of Notary Public