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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$71.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information:

Nathan C. Moonen, PO Box 62, Ossian, IA 52161
Phone: (563) 876-3451

Taxpayer Information:

Anthony J. Ostwinkle, 400 N. Washington Street, PO Box 204, Edgewood, IA 52042

Return Document To:

Anthony J. Ostwinkle, 400 N. Washington Street, PO Box 204, Edgewood, IA 52042

Grantors:

Jiamjit Donovan

Grantees:

Anthony J. Ostwinkle and Pamela S. Ostwinkle

Legal Description: See Page 2

Document or instrument number of previously recorded documents: n/a



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) [\$10.00] and other good and valuable consideration, Jiamjit Donovan, a single person, does hereby Convey to Anthony J. Ostwinkle and Pamela S. Ostwinkle, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

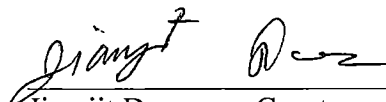
Lot Forty Seven [47] of Camp-O-Delhi, a subdivision of part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 88 North, Range 5 West of the 5th P.M. In Delaware County, Iowa, according to the plat recorded in Book 5 Plats, page 78, subject to any roadway rights of record and subject to any valid and enforceable restrictive covenants of record

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.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that she 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.

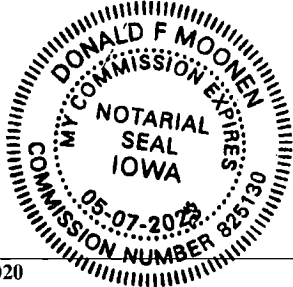
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

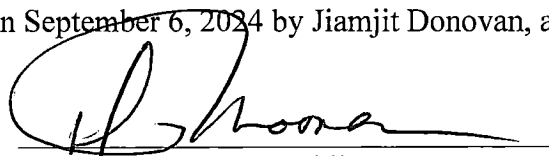
Dated: September 6, 2024.


Jiamjit Donovan, Grantor

STATE OF IOWA, COUNTY OF DELAWARE:

This record was acknowledged before me on September 6, 2024 by Jiamjit Donovan, a single person.




Signature of Notary Public