

Recorded: 10/21/2024 at 3:11:38.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$396.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2665

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076, Tel: 563-933-4334

Taxpayer Information: Nicholas and Lexia Burgin, 104 Parkview Court, Colesburg, IA 52035

Return Document To: Nicholas Burgin, 205 Williams Street, Edgewood, IA 52042

Grantors: Dorothy Hartke

Grantees: Nicholas Burgin and Lexia Burgin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Dorothy Hartke, single, does hereby Convey to Nicholas Burgin and Lexia Burgin, 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 Two (2) of Park View Addition to the Town of Colesburg, Iowa, according to plat recorded in Book 6 Plats, Page 157

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: 10-14-2024

Dorothy L. Hartke
Dorothy Hartke, Grantor

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on October 14, 2024 by Dorothy Hartke.

Teresa Turnis
Signature of Notary Public

