

Recorded: 10/25/2024 at 2:22:09.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$62.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2699

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Kenneth Faust, 1330 280th Street, Colesburg, IA 52035

Return Document To: George A. Davis, 225 1st Avenue East, Dyersville, Iowa, 52040

Grantors: Todd Scherbring, a/k/a Todd Sherbring and April L. Scherbring

Grantees: Kenneth Faust

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, Todd Scherbring, a/k/a Todd Sherbring and April L. Scherbring, husband and wife, do hereby Convey to Kenneth Faust, as a single person, the following described real estate in Delaware County, Iowa:

That part of Lots Thirteen (13) and Fifteen (15), Block Two (2), Baker's Addition to Greeley, Iowa, according to plat recorded in Book 19 L.D., Page 10, described as commencing at the Southeast Corner of said Lot Fifteen (15), and running thence West fifty seven (57) feet, thence North ten (10) rods, thence East fifty seven (57) feet to the Northeast corner of said Lot Thirteen (13), thence South to the place of beginning

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.

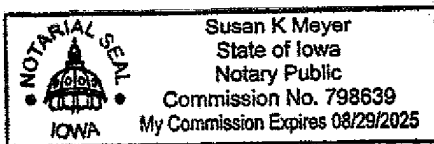
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 24, 2024

[Handwritten signature]

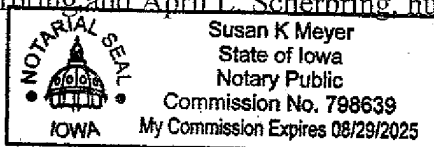
Todd Scherbring, a/k/a Todd Sherbring, Grantor



[Handwritten signature]
April L. Scherbring, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 24, 2024 by Todd Scherbring and April L. Scherbring, husband and wife.



[Handwritten signature]
Signature of Notary Public