

Recorded: 11/5/2024 at 8:04:59.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$170.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2775

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Kyle J. Rave, 301 Hubbard Street, Colesburg, Iowa 52035

Return Document To: Kyle J. Rave, 301 Hubbard Street, Colesburg, Iowa 52035

Grantors: Jason J. Diers

Grantees: Kyle J. Rave

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, Jason J. Diers, a single person, does hereby Convey to Kyle J. Rave, a single person, the following described real estate in Delaware County, Iowa:

That part of Lot Sixteen (16) of the Subdivision of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth Principal Meridian according to plat recorded in Book 1 Plats, Page 73, described as commencing at a point on the North line of said Lot Sixteen (16) which is two hundred sixty four (264) feet East of the Northeast corner of Lot Fifteen (15) of said Subdivision, running thence South one hundred twenty five (125) feet and four (4) inches, thence East sixty (60) feet, thence North one hundred twenty five (125) feet and four (4) inches, thence West sixty (60) feet 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.

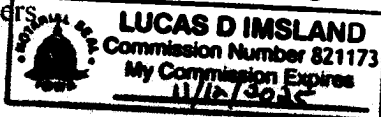
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 11-02-24

Jason J. Diers
Jason J. Diers, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 2, 2024 by Jason J. Diers



[Signature]
Signature of Notary Public