

Recorded: 11/18/2024 at 9:47:45.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$503.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2896

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640
Return Document/Tax Statement: Jenna A. Curtis and Jason Curtis, 408 Robert Ct, Hopkinton, IA 52237

WARRANTY DEED – JOINT TENANCY

For the consideration of One Dollar(s), and other valuable consideration, Donald Chapman and Shelley Chapman, a married couple, do hereby convey to Jenna A. Curtis and Jason Curtis, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Eight (8) of Table Rock Addition A Subdivision of Blocks 21 and 22, Hopkinton Second Addition by H.A. Carter to Hopkinton, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 44

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

This transaction is not 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 grantors 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: Nov 8th, 2024.

Donald Chapman
Donald Chapman
Shelley Chapman
Shelley Chapman

STATE OF IOWA COUNTY OF Dubuque) ss:

This record was acknowledged before me this 8th day of November, 2024, by Donald Chapman and Shelley Chapman, a married couple.

Patrick J. Recker
Notary Public in and for State of Iowa

