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Date 12/06/2024 Time 1:34:41PM

Rec Amt \$12.00 Aud Amt \$5.00


Rev Transfer Tax \$47.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

**Taxpayer Information:** Larry Houser and Patty Houser, 2864 Hunt Trail, Cedar Rapids, Iowa 52411

**Return Document To:**  Larry Houser and Patty Houser, 2864 Hunt Trail, Cedar Rapids, Iowa 52411

**Grantors:** George Dean Kinnaird and Cheryl Marie Kinnaird

**Grantees:** Larry Houser and Patty Houser

**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, George Dean Kinnaird and Cheryl Marie Kinnaird, husband and wife, do hereby Convey to Larry Houser and Patty Houser, as 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:

Parcel 2024-69 Part Of Parcel 2022-110, Being A Part Of Lot 19 Of Cedar Acres Subdivision In The Southwest Quarter (SW1/4) Of Section Twenty-Four (24), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian Delaware County, Iowa, according to plat recorded in Book 2024, Page 2049

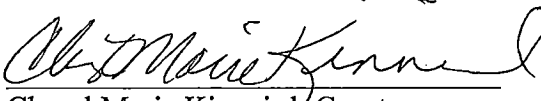
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

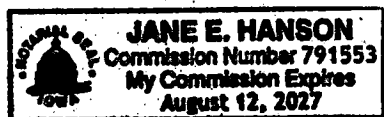
Dated: December 6, 2024.

  
George Dean Kinnaird, Grantor

  
Cheryl Marie Kinnaird, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 6, 2024 by George Dean Kinnaird and Cheryl Marie Kinnaird, husband and wife.



  
Signature of Notary Public