

Recorded: 12/12/2024 at 1:46:49.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$143.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 3094

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Jenna I. Salow, 604 New Street, Manchester, Iowa 52057

Return Document To: Jenna I. Salow, 604 New Street, Manchester, Iowa 52057

Grantors: William M. Kraus and Kathy S. Kraus

Grantees: Jenna I. Salow

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, William M. Kraus and Kathy S. Kraus, husband and wife, do hereby Convey to Jenna I. Salow, a single person, the following described real estate in Delaware County, Iowa:


The North fifty (50) feet of the South one hundred (100) feet of the East one-half (E1/2) of Lot Twelve (12), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245

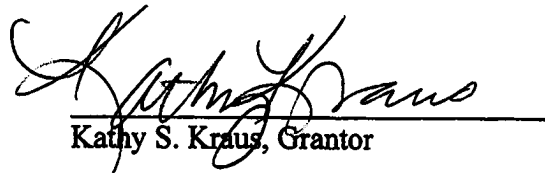
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

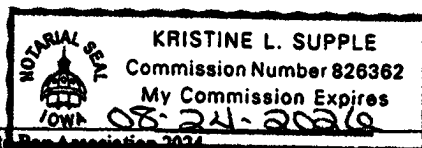
Dated: 12-10-24


William M. Kraus, Grantor


Kathy S. Kraus, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on December 10, 2024 by William M. Kraus and Kathy S. Kraus, husband and wife.




Signature of Notary Public