

Recorded: 12/12/2024 at 2:54:08.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$309.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 3098

Preparer Information: Erick Skogman, E.I.D.S., 417 1st Avenue SE, Cedar Rapids, IA 52401 (319)363-8285
Return Document To/Address Tax Statements: Walker Bormann and Jalynn Bormann, 235 N 18th Ave, Hiawatha, IA 52233

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration Jeffrey S. Phillips and Kari Jo Phillips, husband and wife, do hereby convey to Walker Bormann and Jalynn Bormann, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Lot Four (4) of First's Second Addition in SW 1/4 - NW 1/4, Section 29 - T88N - R4W Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 152

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/has 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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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.

Mark the true statement with "X"

 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.

 X *This transaction is not exempt from the requirement to submit a groundwater hazard statement.*

Dated: 11-20-2024

Jeffrey S. Phillips
Jeffrey S. Phillips

Kari Jo Phillips
Kari Jo Phillips

STATE OF Iowa COUNTY OF Delaware

This instrument was acknowledged before me this 20 day of November, 2024
by Jeffrey S. Phillips and Kari Jo Phillips, husband and wife.

Kristine Baldwin
Notary Public – State of Iowa

