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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$335.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To:

RIVER RIDGE ESCROW CO
600 BOYSON RD NE STE 200
CEDAR RAPIDS IA 52402

Return-To/Taxpayer: Joslyn M. Hutchinson & Trelvion D. Brown, 110 W. Mission Street, Strawberry Point, IA 52076

Preparer: Benjamin M. Lange, Lange & McMahon, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, Royce E. Carlson and Cathy M. Carlson, husband and wife, do hereby Convey to Joslyn M. Hutchinson and Trelvion D. Brown, as Joint Tenants with Full Rights of Survivorship and not as tenants in common, the following described real estate in **Delaware County, Iowa**:

Lot Six (6) of Millam Heights Subdivision of part of Lots Nine (9) and Ten (10) of the Subdivision of the Southwest Quarter (SW ¼) and the South one-half (S ½) of the Northwest Quarter (NW ¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book 2 Plats, Pages 49-50.

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 23rd, 2024.

Royce E. Carlson
Royce E. Carlson (Grantor)

Cathy M. Carlson
Cathy M. Carlson (Grantor)

STATE OF IOWA, COUNTY OF Delaware ss.

This record was acknowledged before me this 23rd day of December, 2024, by
Royce E. Carlson and Cathy M. Carlson.

Teresa Turnis
Signature of Notary Public

