

Recorded: 1/6/2025 at 11:42:50.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$142.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 41

This instrument prepared by:
TIM ESTLUND, Tim A Estlund, 100 1st Ave NE, Ste 105, Cedar Rapids, IA 52401
Phone No.: 319-378-6788

Mail tax statements and return document to:
Michael Miller and Adriane Miller, 20739 253rd St, Delhi, IA 52223

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Robert H. Engelken and Carol A. Engelken, a married couple, (an undivided one-half interest) and Naomi K. Dunn, a single person, (an undivided one-half interest),** do hereby convey unto **Michael Miller and Adriane Miller, as Joint Tenants with full rights of survivorship and not as Tenants in Common,** the following described real estate:

Lot Twelve (12) of Lakeview Estates First Addition To Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 215, and also all lake frontage running to the water front and then at right angles to the middle of the Maquoketa River bed with regard to that portion of said Lot Twelve (12) designated on said plat as Lot Twelve-A (12A).

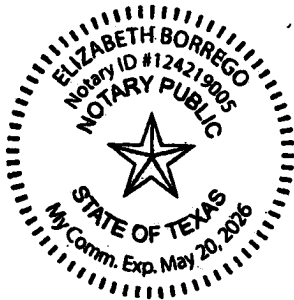
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Order No.: 808-30165/BJK

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the 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.



Naomi K. Dunn
Naomi K. Dunn

Robert H. Engelken
Robert H. Engelken

Carol A. Engelken
Carol A. Engelken

STATE OF Texas)
COUNTY OF Hidalgo) SS:

This instrument was acknowledged before me on December 31, 2024 by Naomi K. Dunn, a single person.

Elizabeth Borrego
Notary Public in and for said State

STATE OF Iowa)
COUNTY OF Linn) SS:

This instrument was acknowledged before me on January 2, 2025 by Robert H. Engelken and Carol A. Engelken, a married couple.

Bobbi Jo Knapp
Notary Public in and for said State

