

Recorded: 1/14/2025 at 11:13:05.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$68.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 149

**Preparer:** Mark R. Van Heukelom, PO Box 2804, Cedar Rapids, IA 52406, Phone: (319) 363-0101  
**Return To/Tax Statements:** Carter M. Stahlberg, 2504 Pheasant Road, Hopkinton, IA 52237

## **WARRANTY DEED**

For the consideration of Ten (\$10.00) Dollars and other valuable consideration, DIANE L. FREEZE, a single person, does hereby convey to CARTER M. STAHLBERG, a single person, the following described real estate in Delaware County, Iowa:

**PARCEL 2024-86 PART OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHWEST QUARTER (SW¼) AND PART OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼), ALL IN SECTION TWELVE (12), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2024, PAGE 2559**

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

*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.*

Grantor does Hereby Covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that he 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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: January 14<sup>TH</sup> 2025.

Diane L. Freeze  
DIANE L. FREEZE, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 14, 2025 by DIANE L. FREEZE, a single person.



Lisa R. Stevens  
Signature of Notary Public