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Document 2025 172 Type 03 001 Pages 2
Date 1/15/2025 Time 12:20:38PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$55.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: John Potter, PO Box 231, Ryan, IA 52330

☒ **Return Document To:** John Potter, PO Box 231, Ryan, IA 52330

Grantors: James D. Haight and Celine A. Haight

Grantees: John P. Potter

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Thirty-Five Thousand Dollar(s) and other valuable consideration, James D. Haight and Celine A. Haight, husband and wife, do hereby Convey to John P. Potter, the following described real estate in Delaware County, Iowa:

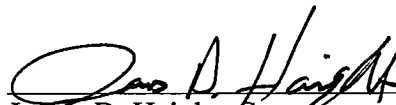
The North forty two (42.0) feet of Lot Nine (9), Block Thirteen (13), Ryan, Iowa, according to plat recorded in Book 1 Plats, page 42

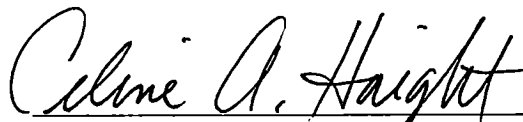
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

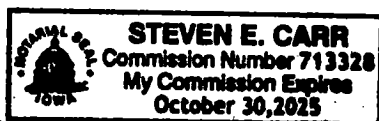
Dated: 1-15-25


James D. Haight, Grantor


Celine A. Haight, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 15, 2025 by James D. Haight and Celine A. Haight.




Signature of Notary Public