

Recorded: 5/7/2025 at 3:48:10.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$285.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1149

Return To: Chance Saffran and McKenzie Danielle Saffran, 202 1st St. Delhi, IA 52223
Taxpayer: Chance Saffran and McKenzie Danielle Saffran, 202 1st St. Delhi, IA 52223
Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Roberta Schustersich a/k/a Roberta A. Schustersich, a Single Person, does hereby Convey to Chance Saffran and McKenzie Danielle Saffran, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

That part of Lot Seven (7), Block Twenty Three (23), of the Town of Delhi, Iowa, according to plat recorded in Book A, L.D., Page 128, described as commencing at the Northwest corner of said Lot Seven (7), thence East along the North line of said lot a distance of forty-eight (48) feet, thence South and parallel with the West line of said lot a distance of seventy-six (76) feet, thence West and parallel with the North line of said lot a distance of six (6) feet, thence South and parallel with the West line of said lot a distance of fifty-six (56) feet to the South line of said lot, thence West along the South line of said lot a distance of forty-two (42) feet to the Southwest corner of said lot, thence North along the West line of said lot to the point of beginning.

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: 04/18/2025.

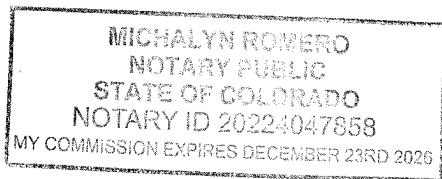
Margo Reid as POA

Roberta Schustersich, Grantor
a/k/a Roberta A. Schustersich
by Margo Reid, Agent

State Of Colorado County Of Jefferson

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 04/18/2025 by
Margo Reid, Agent for Roberta Schustersich a/k/a Roberta A. Schustersich.



Michalyn Romero
Signature of Notary Public