

Recorded: 6/13/2025 at 8:01:55.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$320.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1508

**WARRANTY DEED JOINT TENANCY
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: Holli J. Hogan and Carson B. Knipper, 501 New Street, Colesburg, IA 52035

Return Document To: Holli J. Hogan and Carson B. Knipper, 501 New Street, Colesburg, IA 52035

Grantors: John C. Kruse and Talia C. Kruse

Grantees: Holli J. Hogan and Carson B. Knipper

Legal Description: See Page-2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred One Thousand Dollar(s) and other valuable consideration, John C. Kruse and Talia C. Kruse, husband and wife, do hereby Convey to Holli J. Hogan and Carson B. Knipper, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

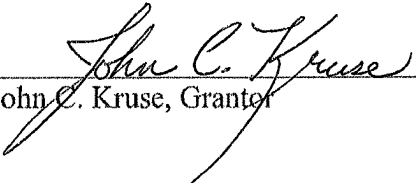
The West one hundred twenty and four-tenths (120.4) feet of Lot Fourteen (14) of the Subdivision of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., according to Amended and Corrected Plat of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73-86


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.

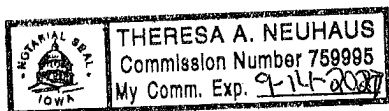
Dated: 6-5-2025.


John C. Kruse, Grantor


Talia C. Kruse, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 5, 2025 by
John C. Kruse and Talia C. Kruse.




Signature of Notary Public