

Recorded: 6/26/2025 at 1:49:02.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$411.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1669

Return To: Mitch E. Heims, 417 N. West St., Earlville, IA 52041

Taxpayer: Mitch E. Heims, 417 N. West St., Earlville, IA 52041

Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Ross E. Kuhlman and Laura E. Kuhlman, Husband & Wife, do hereby Convey to Mitch E. Heims, as a Single Person, the following described real estate in Dubuque County, Iowa:

Lots One (1), Two (2), Seven (7), and the North thirty (30) feet of Lot Three (3), Block Three (3), S.E. Haskin's Addition to Nottingham, now Earlville, Iowa, according to the plat recorded in Book 1 Plats, Page 32, except that part included in Plat recorded in Book 3 Plats, Page 226.

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: June 25, 2025.

Ross Kuhlman

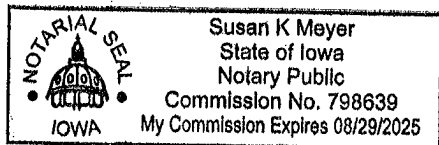
Ross E. Kuhlman, Grantor

Laura Kuhlman

Laura E. Kuhlman, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 25, 2025 by
Ross E. Kuhlman and Laura E. Kuhlman.



Susan K Meyer
Signature of Notary Public