

Recorded: 8/1/2025 at 1:38:16.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$47.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2028

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, Iowa 52233, (319) 362-3640
Return to/Address Tax Statement: Adam E. Kruser and Brittany S. Kruser, 204 College Ave, PO Box 299, Hopkinton, IA 52237

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s), and other valuable consideration, Elizabeth R. Howes, a single person, does hereby convey to Adam E. Kruser and Brittany S. Kruser, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in **Delaware County**, Iowa:

SEE ATTACHED

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

Mark the appropriate statement with an "X":

X 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.

_____ This transaction is not exempt from the requirement to submit a groundwater hazard statement.

Grantor does hereby covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants 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.

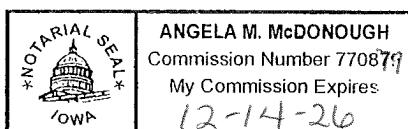
Dated: July 30, 2025.

Elizabeth R. Howes
Elizabeth R. Howes (Grantor)

STATE OF IOWA COUNTY OF Jones) ss:

This record was acknowledged before me this 30th day of July, 2025, by Elizabeth R. Howes, a single person.

Angela M. McDonough
Notary Public in and for State of Iowa



Lots Four (4) and Five (5), Block Nine (9), Hopkinton, Iowa, according to plat recorded in Book B L.D., Pages 583-584, and Retracement Plat of Survey recorded in Book 2020, Page 1200

AND

Lot Six (6), Block Nine (9), Hopkinton, Iowa according to plat recorded in Book B L.D., Pages 583-584, and Retracement Plat of Survey recorded in Book 2020, Page 1200