

Recorded: 8/15/2025 at 11:03:36.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$242.40  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 2175

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640  
Return Document/Address Tax Statement: Savannah Pearl Kouri, 413 Belknap St, Ryan, IA 52330

### WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, Avery William Michael Smith and Gabrielle Marie Kouri, both single people, do hereby convey to Savannah Pearl Kouri, a single person, the following described real estate in Delaware County, Iowa:

**Lot Three (3), Block Eighteen (18), Ryan, Iowa, according to the plat recorded in Book 1 Plats, Page 42**


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

*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 grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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: 8/15, 2025.



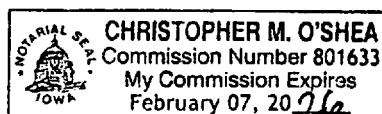
Avery William Michael Smith



Gabrielle Marie Kouri

STATE OF Iowa COUNTY OF Linn) ss:

This record was acknowledged before me this 15 day of August, 2025, by Avery William Michael Smith and Gabrielle Marie Kouri, both single people.



Notary Public in and for State of Iowa