

Recorded: 8/19/2025 at 10:14:24.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$399.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2216

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: E Michael Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Timothy S. Kruger, Jr and Madison N.S. Kruger, 701 Anderson Street, Manchester, Iowa 52057

Return Document To: Timothy S. Kruger, Jr, 701 Anderson Street, Manchester, Iowa 52057

Grantors: Lawrence R. Hoefer and David A. Hoefer as co-executors of Verna M Hoefer Estate

Grantees: Timothy S. Kruger, Jr and Madison N.S. Kruger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Fifty Thousand Dollar(s) and other valuable consideration, Lawrence R. Hoefer and David A. Hoefer, Co-Executors of Verna M. Hoefer Estate, does hereby Convey to Timothy S. Kruger, Jr and Madison N.S. Kruger, 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:

Lot Four (4) of Tibbott's First Addition, a Subdivision of Part of Lot Five (5) of the Subdivision of the Southwest Quarter (SW¼) and the South one-half (S½) of the Northwest Quarter (NW¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 54 and plat recorded in Book 2002, Page 2917

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: August 11, 2025.

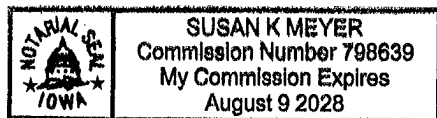
Verna M Hoefer Estate

By Lawrence R Hoefer
Lawrence R. Hoefer, as Executor

By David A Hoefer
David A. Hoefer, as Executor

STATE OF IOWA, COUNTY OF DELAWARE

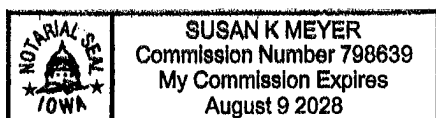
This record was acknowledged before me on August 11, 2025, by Lawrence R. Hoefer, Executor of Verna M. Hoefer Estate.



Susan K Meyer
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 11, 2025, by David A. Hoefer, Executor of Verna M. Hoefer Estate.



Susan K Meyer
Signature of Notary Public