



Book 2025 Page 2446

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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**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:** Kyle and Erica Fortman, 416 N. William Street, Earlville, IA 52041

**Return Document To:** Kyle and Erica Fortman, 416 N. William Street, Earlville, IA 52041

**Grantors:** Chris M. Hoeger and Caitlin M. Hoeger

**Grantees:** Kyle Fortman and Erica Fortman

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Chris M. Hoeger and Caitlin M. Hoeger, husband and wife, do hereby Convey to Kyle Fortman and Erica Fortman, 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:

Parcel 2025-50 Part of Lot Six (6) Block One (1) of SE Haskin's Addition to Nottingham Now Earlville, Delaware County, Iowa according to plat recorded in Book 2025, Page 1557

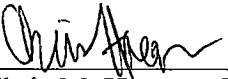
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

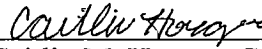
**This deed is exempt according to Iowa Code 428A.2(21).**

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.

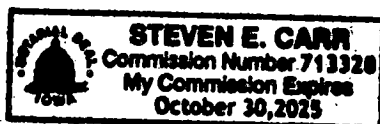
Dated: 09/10/2025

  
Chris M. Hoeger, Grantor

  
Caitlin M. Hoeger, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 10, 2025 by Chris M. Hoeger and Caitlin M. Hoeger.



  
Signature of Notary Public