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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Mark R. Van Heukelom P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Return to and Address tax statement: Norman Miles and Kathleen Miles, 209 1st Street SW, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, WILLIAM M. KRAUS and KATHY S. KRAUS, husband and wife, do hereby convey to NORMAN MILES and KATHLEEN MILES, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

UNIT 4 AND THE UNDIVIDED ¼ INTEREST IN THE LAND AND COMMON ELEMENTS APPURTENANT TO SAID UNIT, IN FIRST STREET CONDOMINIUMS, ACCORDING TO DECLARATION OF CONDOMINIUM RECORDED IN BOOK 2019, PAGE 3687; SAME BEING LOCATED ON LOTS SEVEN (7), EIGHT (8) AND THE WEST THIRTY THREE (33) FEET OF LOT NINE (9), BLOCK SIX (6), HOPKINTON, IOWA, ACCORDING TO PLAT RECORDED IN BOOK B L.D., PAGES 583-584 AND RETRACEMENT PLAT OF SURVEY RECORDED IN BOOK 2019, PAGE 2262.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Grantor does hereby covenant with Grantee, 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 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: January 17 2020.

WILLIAM M. KRAUS

KATHY S. KRAUS

STATE OF IOWA,

ss.

COUNTY OF JONES

This instrument was acknowledged before me on January 17 2020, by WILLIAM M. KRAUS and KATHY S. KRAUS, husband and wife.

Notary Public in and for said State

(print name) Mark Van Heukelom

