Recorded: 3/30/2021 at 3:16:03.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $79.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1123

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
George A. Davis, 225 1st Avenue East, Dyersville, Iowa 52040
Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Mary T. Sweeney and Heleloa Tabag, 102 Julian Avenue, Hopkinton, Iowa 52237

Return Document To: (Name and complete address)
George A. Davis, 225 1st Avenue East, Dyersville, Iowa 52040

Grantors:
William Kraus
Kathy Kraus

Grantees:
Mary T. Sweeney
Heleloa Tabag

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, William Kraus and Kathryn Kraus, husband and wife do hereby Convey to Mary T. Sweeney and Heleloa Tabag as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa: Lot Twenty (20), except the South one hundred sixty eight (168) feet thereof, and Lot Twenty One (21), except the South one hundred sixty eight (168) feet thereof, and the West one-half (W1/2) of Lot Twenty Two (22), except the South one hundred sixty eight (168) feet thereof, and the West one-half (W1/2) of Lot Thirty Seven (37) and all of Lots Thirty Eight (38) and Thirty Nine (39), all in J. T. Williamson's Addition to Hopkinton, Iowa, according to plat recorded in Book 19 L.D., Page 274; also the alley running East and West between the West one-half (W1/2) of Lot Thirty Seven (37) and Lots Thirty Eight (38) and Thirty Nine (39) on the North and the West one-half (W1/2) of Lot Twenty Two (22) and Lots Twenty One (21) and Twenty (20) on the South

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 on March 29, 2021.

William Kraus (Grantor)

Kathy Kraus (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on March 29, 2021, by William Kraus and Kathryn Kraus, husband and wife.

JODY LIETZ
Commission Number 717017
My Comm. Exp 6-13-2023

Signature of Notary Public

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