Recorded: 12/7/2022 at 2:17:54.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $178.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3586

# WARRANTY DEED
## Recorder's Cover Sheet

**Preparer Information:** George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

**Taxpayer Information:** Dylan Ranson, 307 Kirk Street SE, Hopkinton, Iowa 52237

**Return Document To:** Dylan Ranson, 307 Kirk Street SE, Hopkinton, Iowa 52237

**Grantors:** Nicholas R. Salow and Keshia M. Salow

**Grantees:** Dylan Ranson

**Legal Description:** See Page 2

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

# WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Nicholas R. Salow and Keshia M. Salow, husband and wife, do hereby Convey to Dylan Ranson, as a single person, the following described real estate in Delaware County, Iowa:

Lot Ten (10), Block Eleven (11), Hopkinton Second Addition By H. A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329

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: 12-2-22.

Nicholas R. Salow, Grantor

KAYLA AULWES
Notarial Seal - Iowa
Commission Number 837252
My Commission Expires Feb 7, 2025

Keshia M. Salow, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 2nd December, 2022 by Nicholas R. Salow and Keshia M. Salow.

Signature of Notary Public

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