Recorded: 12/19/2022 at 1:23:53.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $300.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3698

Prepared by: Ann M. Klostermann McCrea
Nazette, Marner, Nathanson, Shea
615 – 2nd Street SW
Cedar Rapids, Iowa 52404
Telephone: 319-366-1000
Facsimile: 319-313-7849

Return to/Taxpayer Address:
Cody D. Hansel
734 Carter Drive SW
Ryan, Iowa 52330

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other valuable Joyce K. Rodgers a/k/a Joyce Rodgers, a single person, does hereby convey to Cody D. Hansel, a single person, the following described real estate in Delaware County, Iowa:

Lots Nine (9) and Ten (10) of Keegan's Second Subdivision in the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Thirteen (13), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian, City of Ryan, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 83

together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

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.

Grantor does hereby covenant with grantee, and successors in interest, that grantor holds 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 grantor covenants to warrant and

defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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: December 13, 2022

Joyce K. Rodgers a/k/a Joyce Rodgers

STATE OF IOWA)
) SS:
COUNTY OF Linn)

This document was acknowledged before me on this 13 day of December, 2022, by JOYCE K. RODGERS A/K/A JOYCE RODGERS, a single person.



Notary Public in and for State of Iowa