Book 2022 Page 3718
Document 2022 3718 Type 03 001 Pages 2
Date 12/20/2022 Time 11:46:44AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $200.80

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Kin Staton, 509 Franklin Street, Colesburg, Iowa 52035

Return Document To: Kin Staton, 509 Franklin Street, Colesburg, Iowa 52035

Grantors: Michael J. Pritchard

Grantees: Kin Staton

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Michael J. Pritchard, a single person, does hereby Convey to Kin Staton, the following described real estate in Delaware County, Iowa:

Lots Nine (9) and Ten (10) and the West one-half (W1/2) of Lots Three (3) and Four (4), Block Two (2), First Northern Addition to Colesburg, Iowa, according to Amended and Corrected Plat of Incorporated Town of Colesburg recorded in Book 1 Plats, Page 73

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: 12·14·2022.

Michael J Pritchard

Michael J. Pritchard, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 14th, December 2022 by Michael J. Pritchard.

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

Kayla Aulwes

Signature of Notary Public

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