Recorded: 3/24/2023 at 10:21:16.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $180.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 631

Return To/Taxpayer: Julia A. Flitsch, 413 Union St., Ryan, IA 52330
Preparer: Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, Barry C. Kennedy, a single person, does hereby Convey to Julia A. Flitsch, a married person, the following described real estate in **Delaware** County, Iowa:

The West twenty two (22.0) feet of Lot Two (2), and the East one-half (E1/2) of Lot Three (3), Block Twenty one (21), Ryan, Iowa, according to plat recorded in Book 1 Plats, Page 42,

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: March 22, 2023.

Barry C. Kennedy (Grantor)

STATE OF IOWA, COUNTY OF Delaware ss.

This record was acknowledged before me this 22nd day of March, 2023, by Barry C. Kennedy.

Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-24