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Document 2023 758 Type 03 001 Pages 2
Date 4/10/2023 Time 3:43:34PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $159.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Robert and Sharon Porter, 208 3rd Street SE, Hopkinton, IA 52057 P.O. Box 66

Return Document To: Robert and Sharon Porter, 208 3rd Street SE, Hopkinton, IA 52057 P. O. Box 66

Grantors: Betty Jean Halvorson

Grantees: Robert J. Porter and Sharon M. Porter

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Thousand Dollar(s) and other valuable consideration, Betty Jean Halvorson, a single person, does hereby Convey to Robert J. Porter and Sharon M. Porter, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Eight (8) and Nine (9), Block Eleven (11) of Hopkinton Second Addition by H.A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329, except that part of Lot Eight (8) described as commencing at the Northwest corner of said Lot Eight (8), thence Southerly on the West line of said Lot Eight (8) to the Southwest corner of said Lot Eight (8), thence Easterly on the South line of said Lot Eight (8) to the Southeast corner of said Lot Eight (8), thence North one hundred thirty four and one-tenth (134.1) feet, thence in a Westerly direction six (6) feet to the place of beginning.

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: April 10, 2023.

Coleen Andersen

Betty Jean Halvorson, Grantor
by Coleen Andersen as Agent

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 10, 2023 by Coleen Andersen as Agent for Betty Jean Halvorson.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2025

Signature of Notary Public

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