Recorded: 4/11/2023 at 11:04:00.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $567.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 763

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076, Phone: 563-933-4334

Taxpayer Information: Shayne D. and Diane E. Murphy, 700A West Union St., Edgewood, IA 52042

Return Document To: Shayne D. and Diane E. Murphy, 700A West Union St., Edgewood, IA 52042

Grantors: Jack Porter and Gwen Porter

Grantees: Shayne Donald Murphy and Diane Elizabeth Murphy

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Jack Porter and Gwen Porter, husband and wife, do hereby Convey to Shayne Donald Murphy and Diane Elizabeth Murphy, 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:

Parcel C, Part of Lot 10 of the Subdivision of the NE ¼ - NE ¼ of Section 3, T90N, R5W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2002, Page 3951.

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 31, 2023.

Jack Porter

Jack Porter, Grantor

Gwen Porter

Gwen Porter, Grantor

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on March 31, 2023 by Jack Porter and Gwen Porter.

SUSAN K MEYER
Commission Number 798639
My Commission Expires
8-9-25

Susan K Meyer

Signature of Notary Public

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