Recorded: 4/28/2023 at 11:39:27.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $151.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 910

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Brian S. Mensen, 111 E. Reed St., PO Box 76, Red Oak, IA 51566, Phone: (712) 623-4844

Taxpayer Information: Kirk P. Dighton and Kim L. Dighton, 3186 Troy Mills Blvd., Walker, IA 52352

Return Document To: Brian S. Mensen, 111 E. Reed St., PO Box 76, Red Oak, IA 51566

Grantors: See Page 2

Grantees: See Page 2

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Steven B. Mensen, a single person, does hereby Convey to Kirk P. Dighton and Kim L. Dighton, as 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:

Lot One (1) of Mensen Second Subdivision being a subdivision of Lot A of Mensen Subdivision in the Southeast Quarter (SE1/4) of Section Fourteen (14), Township Eighty-nine (89) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2018, Page 1209, together with easements and servient estates appurtenant thereto and subject to applicable zoning regulations and easements 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.

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: 4-21-2023.

Steven B. Mensen

Steven B. Mensen, Grantor

STATE OF Iowa, COUNTY OF Dubuque

This record was acknowledged before me on April 21, 2023 by Steven B. Mensen.

ANGELA S RIES
Notarial Seal, Iowa
Commission Number 737991
My Commission Expires 12-8-2023

Angela S. Ries

Signature of Notary Public

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