Recorded: 3/29/2024 at 8:10:38.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $159.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 684

Prepared by/Return to: Mark Van Heukelom, PO Box 2804, Cedar Rapids, IA 52406-2804; (319) 363-0101
Address tax statement: Nicholas Bossard, PO Box 55, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Sharon M. Porter, a single person, does hereby convey to Nicholas Bossard 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

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

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.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor covenants to warrant and defend the real estate against 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: 3-20, 2024.

Brendon J. Porter, as Attorney-in-Fact for Sharon M. Porter, a single person

STATE OF IOWA)
)ss:
COUNTY OF Linn)

This instrument was acknowledged before me on March 20, 2024, by Brendon J. Porter, as Attorney-in-Fact for Sharon M. Porter, a single person.



Jamie Schmidt
Notary Public in and for said State