Book 2024 Page 744
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Date 4/08/2024 Time 10:00:56AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $159.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Michael D. Letts, 22129 220th Street, Manchester, IA 52057
Taxpayer: Michael D. and Margery L. Letts, 22129 220th Street, Manchester, IA 52057
Preparer: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076, Phone: 563-933-4334

WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Jeremy Steger, Kristina Hillers and Reghan Steger, Co-Trustees of Jason J. Steger Trust, do hereby Convey to Michael D. Letts and Margery L. Letts, 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:

> The North fifty (50) feet of that part of Lot Twenty One (21) lying East of the railroad right-of-way, and the North fifty (50) feet of Lot Twenty Two (22), all in Block Three (3), Baker's Addition to Greeley, Iowa, according to plat recorded in Book 19 L.D., Page 10.
>
> 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 5, 2024.

Jason J. Steger Trust

By x _____
Jeremy Steger, as Trustee

By x Kristina Hillers
Kristina Hillers, as Trustee

By x _____
Reghan Steger, as Trustee

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on April 5, 2024, by Jeremy Steger, Trustee of the above-entitled trust.

JOHN C COMPTON
Commission Number 129361
My Commission Expires
8-31-2025

Signature of Notary Public

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on April 5, 2024, by Kristina Hillers, Trustee of the above-entitled trust.

JOHN C COMPTON
Commission Number 129361
My Commission Expires
8-31-2025

Signature of Notary Public

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on April 5, 2024, by Reghan Steger, Trustee of the above-entitled trust.

JOHN C COMPTON
Commission Number 129361
My Commission Expires
8-31-2025

Signature of Notary Public

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