Recorded: 4/15/2024 at 8:09:33.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $231.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 803

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Cole Kruse, 1635 300th Avenue, Dyersville, Iowa 52040

Return Document To: Cole Kruse, 1635 300th Avenue, Dyersville, Iowa 52040

Grantors: Justin M. Kluesner and Tayler R. Kluesner

Grantees: Cole Kruse

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Justin M. Kluesner and Tayler R. Kluesner, husband and wife, do hereby Convey to Cole Kruse, a single person, the following described real estate in Delaware County, Iowa:

The part of Lot One (1) of the Subdivision of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Five (5), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 2, described as commencing at a point on the East line of said Southeast Quarter (SE¼) of the Northeast Quarter (NE¼), which point is three hundred forty one (341.0) feet South of the Northeast corner of said Southeast Quarter (SE¼) of the Northeast Quarter (NE¼), and running thence West three hundred eight (308.0) feet, thence South eighty eight (88.0) feet, thence East one hundred seventy five (175.0) feet, thence North seventy (70.0) feet, thence East one hundred thirty three (133.0) feet, thence North eighteen (18.0) feet to the point 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 5, 2024.

Justin M. Kluesner, Grantor

Tayler R. Kluesner, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on April 5, 2024 by Justin M. Kluesner and Tayler R. Kluesner, husband and wife.

CAROLYN DAVIS
Commission Number 833618
My Commission Expires
August 9, 2024

Signature of Notary Public

©The Iowa State Bar Association 2024
IowaDocs®