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Rev Transfer Tax $231.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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: James John and Denise P. Golden, 410 W Marion Street, Manchester, IA 52057

Return Document To: James John Golden, 205 W Mission Street, Strawberry Point, IA 52076

Grantors: Dakota Lee Dees and Brittney Michelle Dees

Grantees: James John Golden and Denise P. Golden

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, Dakota Lee Dees, by his Attorney-in-Fact Brittney Michelle Dees and Brittney Michelle Dees, husband and wife, do hereby Convey to James John Golden and Denise P. Golden, 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 Six Hundred Fifty Nine (659), Manchester, Iowa, according to Plat recorded in Book I L.D., Page 284.

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: 5/10/2024.

Brittney Michelle Dees

Dakota Lee Dees, Grantor
By Brittney Michelle Dees
Attorney-in-fact

Brittney Michelle Dees

Brittney Michelle Dees, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on May 10, 2024 by Brittney Michelle Dees as Attorney-in-Fact for Dakota Lee Dees and Brittney Michelle Dees.

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

John C Compton

Signature of Notary Public

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