Recorded: 9/10/2024 at 12:46:22.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $100.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2245

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704
Taxpayer Information: Trayton R. Kurimski and Candice Keller, 401 5th Ave. SW Apt. 5, Epworth, IA 52045
Return Document To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Steven Joseph Lueck and Kari Lynn Lueck, husband and wife, do hereby Convey to Trayton R. Kurimski, a single person and Candice Keller, a single person, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2024-62 in the SW1/4 of the SW1/4 of Section 30-T89N-R3W, Delaware County, Iowa, according to plat recorded in Book 2024, Page 1706.

*** 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.**

The Grantors do hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: September 3, 2024.

Steven Joseph Lueck, Grantor

Kari Lynn Lueck, Grantor

STATE OF IOWA, COUNTY OF Dubuque:

This instrument was acknowledged before me on September 3, 2024, by Steven Joseph Lueck and Kari Lynn Lueck, husband and wife.

Notary Public

NOTARIAL SEAL IOWA
JEANN M DIGMAN
COMMISSION NUMBER 175102
MY COMMISSION EXPIRES
7·11·2027