Recorded: 2/7/2025 at 12:04:05.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $166.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 349

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Cassidy Steger, 301 E Morrison St, Edgewood, Iowa 52042

Return Document To: Cassidy Steger, 301 E Morrison St, Edgewood, Iowa 52042

Grantors: Samantha Lynn Kemp

Grantees: Cassidy Steger

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, Samantha Lynn Kemp, a single person, does hereby Convey to Cassidy Steger, a single person, the following described real estate in Delaware County, Iowa:

Lots One (1) and Two (2), Block Two (2), Minkler's Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 52, except the East forty five (45) feet of said lots

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: January 23, 2025.

Samantha Lynn Kemp, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 23, 2025 by Samantha Lynn Kemp, a single person.

JANE E. HANSON
Commission Number 791553
My Commission Expires
August 12, 2027

Signature of Notary Public

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