Recorded: 2/27/2025 at 3:17:19.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $303.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 516

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Hillary J Friedmann, 318 South River Park Drive, PO Box 609, Guttenberg, IA 52052, Tel: 563-252-1733

Taxpayer Information: Samuel John Koehn & Lillian Lee Koehn, 128 Hubbard Street, Colesburg, IA 52035

Return Document To: Samuel John Koehn & Lillian Lee Koehn, 128 Hubbard Street, Colesburg, IA 52035

Grantors: Joseph D. Finnegan and Emily C. Finnegan

Grantees: Samuel John Koehn and Lillian Lee Koehn

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Joseph D. Finnegan and Emily C. Finnegan, husband and wife, do hereby Convey to Samuel John Koehn and Lillian Lee Koehn, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

That part of the South one-half (S 1/2) of the Northeast Quarter (NE 1/4) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth P.M. described as commencing at a point three hundred seventy one and three-tenths (371.3) feet East of the Southeast corner of Lot One (1) of McNamees South Addition to the Town of Colesburg, Iowa, running thence East one hundred twenty nine (129.0) feet, thence North one hundred fifty six and six-tenths (156.6) feet, thence West one hundred twenty nine (129.0) feet, thence South one hundred fifty six and six-tenths (156.6) 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: 2-27-2025.

Joseph D. Finnegan, Grantor

Emily C. Finnegan, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on February 27, 2025 by Joseph D. Finnegan and Emily C. Finnegan.

Jennifer Ann Monk
Commission Number 809760
My Commission Expires
March 27, 2029

Signature of Notary Public

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