Recorded: 3/21/2025 at 3:54:27.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $228.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 710

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Gavin Thoma, 206 3rd St SW, Hopkinton, Iowa 52237

Return Document To: Gavin Thoma, 206 3rd St SW, Hopkinton, Iowa 52237

Grantors: William J. Murray, IV

Grantees: Gavin Thoma

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, William J. Murray, IV, a single person, does hereby Convey to Gavin Thoma, as a single person, the following described real estate in Delaware County, Iowa:

The West one half (W½) of Lot Two (2) and the East forty nine and one half (49½) feet of Lot Three (3), Block One (1), Hopkinton, Iowa

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: MARCH 13, 2025.

William J. Murray, IV, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on MARCH 13, 2025 by William J. Murray, IV, a single person.

Signature of Notary Public

NOTARIAL SEAL IOWA

MICHAEL W MCDONOUGH
Commission Number 138581
My Commission Expires
2-6-28

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