Recorded: 4/11/2025 at 12:38:01.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $159.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 916

# WARRANTY DEED JOINT TENANCY
## Recorder's Cover Sheet

**Preparer Information:** Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

**Taxpayer Information:** Juan-Marc and Maroline Coetzee, 310 N. William Street, Earlville, IA 52041

**Return Document To:** Juan-Marc and Maroline Coetzee, 310 N. William Street, Earlville, IA 52041

**Grantors:** Robert H. Miller and Janice Y. Miller

**Grantees:** Juan-Marc Coetzee and Maroline Coetzee

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

# WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Thousand Dollar(s) and other valuable consideration, Robert H. Miller and Janice Y. Miller, husband and wife, do hereby Convey to Juan-Marc Coetzee and Maroline Coetzee, 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:

Lot Six (6), Block Six (6), S. E. Haskin's Addition to Nottingham, now Earlville, Iowa, according to plat recorded in Book 1 Plats, Page 32.

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: April 10, 2025.

Robert H. Miller
Robert H. Miller, Grantor

Janice Y. Miller
Janice Y. Miller, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 4-10-25 by Robert H. Miller and Janice Y. Miller.

NOTARIAL SEAL IOWA
BARBARA K SAILER
Commission Number 862212
My Comm. Expires 1/29/2028

Barbara K Sailer
Signature of Notary Public

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