Recorded: 7/8/2025 at 1:46:30.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1776

"RE_RECORDED TO CORRECT GWH "

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, Iowa 52233, (319) 362-3640
Return to/Address Tax Statement: Julitta Margaret Weber, 208 Cascade Street SE, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, Elizabeth Ramirez Howes, a single person, does hereby convey to Julitta Margaret Weber, the following described real estate in **Delaware County**, Iowa:

Lot Four (4), Block Three (3), Hopkinton Second Addition by H. A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

Mark the appropriate statement with an "X":

X *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.*

_____ *This transaction is not exempt from the requirement to submit a groundwater hazard statement.*

Grantor does hereby covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants 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: July 3, 2025.

Elizabeth Ramirez Howes (Grantor)

STATE OF IOWA COUNTY OF Jones) ss:

This record was acknowledged before me this 3 day of July, 2025, by Elizabeth Ramirez Howes, a single person.

Notary Public in and for State of Iowa

NOTARIAL SEAL IOWA
MICHAEL W MCDONOUGH
Commission Number 138581
My Commission Expires
2-6-25