Recorded: 6/4/2026 at 11:21:53.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $108.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1500

Return To: Allyson Snook and Dylan James Morrison, 233 Main Street, Colesburg, Iowa 52035
Taxpayer: Allyson Snook and Dylan James Morrison, 233 Main Street, Colesburg, Iowa 52035
Preparer: Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other valuable consideration, Dennis Holthaus, a single person, does hereby convey to Allyson Snook and Dylan James Morrison, as Joint Tenants with Full Rights of Survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Seven (7), except the South thirty seven (37) feet thereof, and all of Lot Eight (8), Block One (1), Colony Addition to Colesburg, Iowa, according to Corrected and Amended Plat of Incorporated Town of Colesburg recorded in Book 1 Plats, Pages 73-86.

Subject to restrictions, covenants, easements, ordinances and limited access provisions of record.

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.

Grantor(s) do(es) Hereby Covenant with grantees, and successors in interest, that grantor(s) hold(s) 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 grantor(s) 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: 6-3-22

Dennis Holthaus

STATE OF IA, COUNTY OF Delaware:

This record was acknowledged before me on 3rd Jan 2022, by Dennis Holthaus, a single person.

NOTARIAL SEAL IOWA
KAYLA AULWES
Commission Number 837252
My Commission Expires
2-7-25

Signature of Notary Public