

Recorded: 9/9/2021 at 1:20:41.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$648.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3235

Return To: Brian R. and Nancy A. Burger, 3227 160th St., New Vienna, IA 52065
Taxpayer: Brian R. and Nancy A. Burger, 3227 160th St., New Vienna, IA 52065
Preparer: Jennifer A. Clemens-Conlon, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Steve Burger and Monica S. Burger, a married couple, does hereby Convey to Brian R. Burger and Nancy A. Burger, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

All of our undivided one-half interest in:

The West twenty (20) acres of the Southeast Quarter (SE 1/4) of Section Thirty-Five (35), Township Ninety (90) North, Range Three (3), West of the Fifth Principal Meridian, except that part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty Five (35) described as commencing at a point one hundred thirty (130) feet East of the Southwest corner of said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4), and running thence North four hundred forty (440.0) feet, thence East two hundred (200.0) feet, thence South four hundred forty (440.0) feet, thence West two hundred (200.0) feet to the point of beginning.

AND

The South one-half (S 1/2) of the Northwest Quarter (NW 1/4) of Section Thirty-Five (35), all in Township Ninety (90) North, Range Three (3), West of the Fifth P.M., Delaware County, Iowa.

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: September 3, 2021.

Steve Burger
Steve Burger, Grantor

Monica S. Burger
Monica S. Burger, Grantor

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on September 3, 2021 by
Steve Burger and Monica S. Burger, a married couple.

George A. Davis
Signature of Notary Public

