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Rev Transfer Tax \$111.20
Rev Stamp# 441

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

 **Return To:** Shannon Renae Heidt, 2413 210th Avenue, Delhi, IA 52223

Taxpayer: Shannon Renae Heidt and Rod Anthony Heidt, 2413 210th Avenue, Delhi, IA 52223

Preparer: Janette S. Voss, 301 East Main St., P.O Box 228, Anamosa, IA 52205, Phone: 319-462-3577



WARRANTY DEED - JOINT TENANCY

For the consideration of Fifty-Six Thousand Dollar(s) and other valuable consideration, **Lori A. Madrick and Robert W. Madrick**, wife and husband, do hereby Convey to **Shannon Renae Heidt (f/k/a Shannon Renae Lane) and Rod Anthony Heidt**, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Lot Five (5) of the Subdivision of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Fourteen (14) Township Eighty-Eight (88) North, Range Five (5) West of the Fifth P.M., Delaware County, Iowa, as shown in Book 5, Page 148; also a permanent easement upon and over a strip of land in the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Fourteen (14) described as beginning at the Southeast corner of the parcel described above, thence South 88° 10' 00" West 33.0 feet, thence South 1° 50' 00" East 30.0 feet, North 88° 10' 00" East 485.3 feet, more or less, to the West line of County Road D5X, thence Northerly along the West line of said County Road 30.0 feet, more or less, to the South line of said Parcel B, thence South 88° 10' 00" West along the South line of said Parcel B 452.3, more or less, to the point of beginning to be used as ingress and egress for said grantees, their employees, friends and other proper persons, and necessary implements and vehicles, along with those of grantors.

This deed is given and accepted in complete fulfillment of a Real Estate Contract - Installments for sale of the above-described property originally entered into by Milo O. Timmerman and Mary E. Timmerman, husband and wife, and **Shannon Renae Lane**, a single person, and **Rod Anthony Heidt**, a single person, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, as contract vendees, the contract being dated

September 13, 2011, and filed for record on October 31, 2011, at Book 2011, at Page 3481, in the Delaware County, Iowa, Recorder's office. The original contract was assigned to Lori A. Madrick and Robert W. Madrick, wife and husband, by Quit Claim Deed and Assignment of Contract dated April 21, 2014 (acknowledged April 30, 2014) and filed for record on April 30, 2014 in Book 2014, at Page 973 in the Delaware County, Iowa, Recorder's office.

Grantors warrant title generally to the date of the contract and against their own acts subsequent to the date of the contract. No Declaration of Value form or Groundwater Hazard Statement form is required, as this deed is being tendered in fulfillment of a previously recorded installment real estate contract. See Iowa Code Section 428A.2. Notwithstanding any express or implied warranties contained herein, grantor herein makes no express or implied warranties as to the title subsequent to the date of the above contract. Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

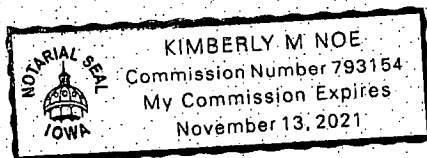
Dated: 10-08-2021

Lori A. Madrick
Lori A. Madrick, Grantor

Robert W. Madrick
Robert W. Madrick, Grantor

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on October 8, 2021 by
Lori A. Madrick and Robert W. Madrick, wife and husband.



Kimberly M. Noe
Signature of Notary Public