

Recorded: 11/30/2021 at 8:13:00.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$103.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 4123

Return To: Cathy J. and Ronald J. Kirby, PO Box 128, Colesburg, IA 52035
Taxpayer: Cathy J. and Ronald J. Kirby, PO Box 128, Colesburg, IA 52035
Preparer: Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Phone: 563-744-3359



WARRANTY DEED JOINT TENANCY

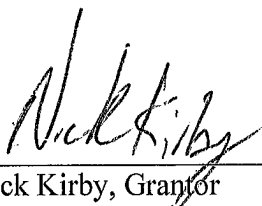
For the consideration of Ten Dollar(s) and other valuable consideration, Nick Kirby, a single person, does hereby Convey to Cathy Joann Kirby and Ronald James Kirby, as wife and husband, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Two (2) and Three (3), Block Three (3), Colony Addition to Colesburg, Iowa, according to the corrected and amended plat of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73-86.

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.

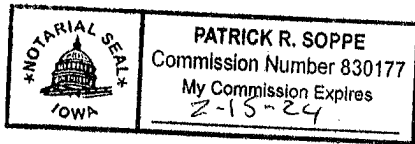
Dated: 11-29-21.



Nick Kirby, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 11/29/2021 by
Nick Kirby, single.



Patrick R. Soppe
Signature of Notary Public