

Recorded: 12/1/2021 at 2:06:49.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$839.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 4164

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640
Return Document/Tax Statement: Michael John Albert and Sara Lynn Albert, 2769 Foxtail Lane, Palo, IA 52324

WARRANTY DEED – JOINT TENANCY

For the consideration of One Dollar(s), and other valuable consideration, Robbie J. Maher and Jaime L. Maher, husband and wife, do hereby convey to Michael John Albert and Sara Lynn Albert, 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**:

LOTS SEVENTY THREE (73) AND SEVENTY FOUR (74) OF CAMP-O-DELHI, A SUBDIVISION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION TWENTY FOUR (24), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE FIVE (5), WEST OF THE FIFTH P.M., IN DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 5 PLATS, PAGE 78; ALSO PARCEL M, AND THE WESTERLY 35 FEET OF LOT 73 OF CAMP-O-DELHI, ALL OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 24, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 7 PLATS, PAGE 195; ALSO ALL THAT LAND LYING SOUTH OF AND ADJOINING THE WESTERLY THIRTY FIVE (35) FEET OF SAID LOT SEVENTY THREE (73) EXTENDING TO THE CENTER OF THE LAKE, BEING AN EXTENSION OF THE WESTERLY LINE OF SAID LOT SEVENTY THREE (73) AND THE EASTERLY LINE OF THE WESTERLY THIRTY FIVE (35) FEET OF SAID LOT SEVENTY THREE (73).

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

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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: 11/24/21, 2021.

Robbie J. Maher
Robbie J. Maher
Jaime L. Maher
Jaime L. Maher

STATE OF IOWA COUNTY OF LINN) ss:

This record was acknowledged before me this 24TH day of November, 2021, by Robbie J. Maher and Jaime L. Maher, husband and wife.

Christopher M. O'Shea
Notary Public in and for State of Iowa

