

Recorded: 1/13/2022 at 1:55:52.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$218.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 156

Return Document To: GreenState Credit Union, 2355 Landon Rd., PO Box 800, North Liberty, IA 52317
Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304
Address Tax Statement: Angela K. Peter and Garth A. Peter, 26507 229th Ave., Delhi, IA 52223
TSC#217911

WARRANTY DEED

For the consideration of One and No/100----- Dollar(s) and other valuable consideration, Ronald J. Phillips and Velda M. Phillips, husband and wife, do hereby Convey to Angela K. Peter and Garth A. Peter, as joint tenants with full rights of survivorship and not as tenants in common, the following described premises in Delaware County, Iowa:

The perpetual right to use and all of our right, title and interest in and to that part of Lot 6 of Littlefield's Lake Shore Lots, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 77, described as commencing at the Southwest corner of said Lot 6, thence Northwesterly along the Westerly line of said Lot 6 a distance of 120 feet, thence Easterly and parallel with the South line of said Lot 6 a distance of 30 feet, thence North 135° East a distance of 40 feet, thence Southeasterly and parallel with the Westerly line of said Lot 6 to a point 30 feet North of the South line of said Lot 6, thence East and parallel with the South line of said Lot 6 to the East line of said Lot 6, thence South to the Southeast corner of said Lot 6, thence West to the point of beginning; also the real estate lying generally West of the above described real estate and extending to the middle of the cove lying adjacent to the Maquoketa River.

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

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: 11/3/22

Ronald J. Phillips
Ronald J. Phillips

Velda M. Phillips
Velda M. Phillips

STATE OF IOWA, Black Hawk COUNTY, ss:

This instrument was acknowledged before me on this 3rd day of January, 2022, by Ronald J. Phillips and Velda M. Phillips, husband and wife.

[Signature]
, Notary Public in and for said State

