

Recorded: 3/1/2022 at 1:59:38.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$599.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 674

**Return To:** Austin Breitbach and Olivia Schlarmann, 2931 Thunder Road, Hopkinton, IA 52237  
**Taxpayer:** Austin Breitbach and Olivia Schlarmann, 2931 Thunder Road, Hopkinton, IA 52237  
**Preparer:** Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, 563-927-4164



### WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Douglas K. Huber and Christine M. Huber, husband and wife, do hereby Convey to Austin J. Breitbach and Olivia A. Schlarmann, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel G Part Of The NE¼-NW¼ Sec. 26, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2008, Page 288

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: March 1, 2022

Douglas K. Huber  
Douglas K. Huber, Grantor

Christine M. Huber  
Christine M. Huber, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 1, 2022 by  
Douglas K. Huber and Christine M. Huber, husband and wife.

Steven E Carr  
Signature of Notary Public

