

Recorded: 4/14/2022 at 11:08:20.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$335.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 1194

**PREPARER:** Nick Strittmatter 123 East First Street PO Box 229 Monticello, IA 52310 Ph 319-465-3531

**TAX INFO:** Jamie and Brittany Hucker, 2952 302<sup>nd</sup> Street, Hopkinton 52237

**RETURN TO:** Robert J. O'Shea, 1007 Longfellow Drive, Hiawatha, IA 52233

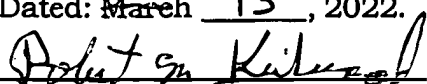
## WARRANTY DEED - JOINT TENANCY

For the consideration of one dollar (\$1.00)----- and other valuable consideration, ROBERT M. KIRKWOOD and LINDA M. KIRKWOOD, husband and wife, do hereby convey to JAMES M. HUCKER and BRITTANY A. HUCKER, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, certain real estate situated in Delaware County, Iowa, the legal description of which is set forth on Exhibit A attached and incorporated herein by this reference.

Grantor does hereby covenant with grantees, and successors-in-interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

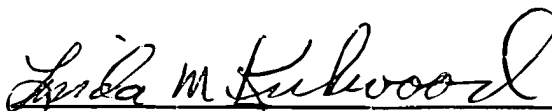
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

April  
Dated: ~~March~~ 13, 2022.



ROBERT M. KIRKWOOD

(Grantor)

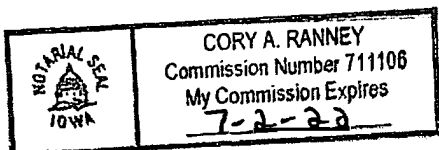


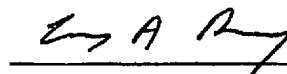
LINDA M. KIRKWOOD

(Grantor)

STATE OF IOWA, COUNTY OF Jones, §

On this 13<sup>th</sup> day of ~~March~~ April, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert M. Kirkwood and Linda M. Kirkwood, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.





Notary Public

## **Exhibit A**

Legal Description to 2952 302<sup>nd</sup> Street, Hopkinton, Delaware County, Iowa

**THE WEST 375 FEET OF THE NORTH 190 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE THREE (3), WEST OF THE FIFTH P.M., SUBJECT TO ALL EASEMENTS OF RECORD, CONTAINING 1.63 ACRES.**

### **SUBJECT TO:**

**Grantors reserve a permanent 30-foot-wide easement along the West boundary line of the above-described property in order to provide Grantors access from the County Road to their field South of the above-described property.**

**Grantors shall pay to disconnect the existing waterline to the house located on the above-described property. Grantors reserve a permanent easement to retain and maintain that portion of Grantors' waterline remaining on Grantees' property and runs under the County Road to the Grantors' property North of the County Road. Grantors shall give Grantees a 24-hour notice prior to entering on the above-described property in order to repair the waterline. Grantors shall be required to restore the property to its original condition following said repair.**

**These reserved easements shall run with the land and be binding on all successors in interest.**