

Recorded: 4/18/2022 at 10:59:57.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$399.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1230

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Quinton Fellingner and Breanna Adams, 3341 Goose Hill Road, Hopkinton, IA 52237

Return Document To: Quinton Fellingner and Breanna Adams, 3341 Goose Hill Road, Hopkinton, IA 52237

Grantors: Mark L. Welter a/k/a Mark Welter and Diane M. Welter a/k/a Diane Welter

Grantees: Quinton D. Fellingner and Breanna E. Adams

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Fifty Thousand Dollar(s) and other valuable consideration, Mark L. Welter a/k/a Mark Welter and Diane M. Welter a/k/a Diane Welter, husband and wife, do hereby Convey to Quinton D. Fellingner and Breanna E. Adams, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2021-140 in Part of the Northeast Quarter of the Northwest Quarter of Section 25, Township 87 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2021, Page 4286.

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.

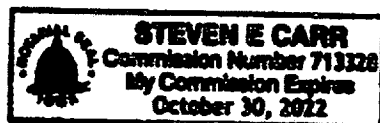
Dated: April 15, 2022.

Mark L. Welter
Mark L. Welter a/k/a Mark Welter, Grantor

Diane M. Welter
Diane M. Welter a/k/a Diane Welter, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 15, 2022 by Mark L. Welter a/k/a Mark Welter and Diane M. Welter a/k/a Diane Welter, husband and wife.



[Signature]
Signature of Notary Public