

Recorded: 5/19/2022 at 1:19:48.0 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: 2022 PG: 1611

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Benjamin D. and Megan E. Pospisil, 131 West Summit Avenue, Mt. Vernon, Iowa 52314

Return Document To: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040

Grantors: John A. Sullivan and Clarissa J. Sullivan

Grantees: Benjamin D. Pospisil and Megan E. Pospisil

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY


For the consideration of Ten Dollar(s) and other valuable consideration, John A. Sullivan and Clarissa J. Sullivan, husband and wife, do hereby Convey to Benjamin D. Pospisil and Megan E. Pospisil, as 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 Forty One (41) and Seventy Six (76) of Willie's Second Subdivision of Part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Fifteen (15), and Part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Fifteen (15), and Part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Fourteen (14), and part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW1/4) of Section Fourteen (14), all in Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 106, and Retracement Survey recorded in Book 2008, Page 180


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: May 17, 2022



John A. Sullivan, Grantor



Clarissa J. Sullivan, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on May 17, 2022 by
John A. Sullivan and Clarissa J. Sullivan, husband and wife.





Signature of Notary Public