

Recorded: 6/21/2022 at 10:45:54.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$447.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1902

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: Nicole R. Ridenour and Sean C. Pirc, 2038 190th Avenue, Manchester, Iowa 52057

Return Document To: Nicole R. Ridenour and Sean C. Pirc, 2038 190th Avenue, Manchester, Iowa 52057

Grantors: Timothy J. Recker

Grantees: Nicole E. Ridenour and Sean C. Pirc

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, Timothy J. Recker, a single person, does hereby Convey to Nicole E. Ridenour and Sean C. Pirc, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot One (1) of Wulfekuhle Subdivision in the W 1/2 of the NW 1/4 Section 27 - T89N - R5W Delaware County, Iowa, according to plat recorded in Book 2009, Page 443

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: 6-16-22

Timothy J. Recker, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 16, 2022 by Timothy J. Recker, single.

Signature of Notary Public