

Recorded: 6/22/2022 at 12:36:12.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$131.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1918

Return To: Jonathan Drees and Karen Drees, 6118 Seven Springs Dr., Asbury, IA 52002
Taxpayer: Jonathan Drees and Karen Drees, 6118 Seven Springs Dr., Asbury, IA 52002
Preparer: Jennifer A. Clemens-Conlon, 2080 Southpark Court, Dubuque, IA 52001; (563) 582-2926



WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, James C. Bosier and Dawne E. Bosier, husband and wife, does hereby Convey to Jonathan Drees and Karen Drees, 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:

Parcel 2022-51; in the Southwest Quarter of the Fractional Northwest Quarter Section 1, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2022, Page 1432.

The conveyance described in this Warranty Deed is subject to the ingress/egress easement as depicted on the Plat of Survey filed as Instrument No. 2022-1432 which is reserved and retained by Grantors herein to provide agricultural/farming access to Grantors, their successors in interest and assigns from Grantors' adjacent property to the public highway, being Iowa State Highway 3, which easement is permanent and shall run with the land. This easement is limited to agricultural/farming purposes only.

Grantees shall be responsible for the cost and installation of any fencing desired by Grantees for any portion of the boundary line between Grantees' property conveyed herein and Grantors' adjacent property as that boundary line is portrayed on the Plat of Survey filed as Instrument No. 2022-1432. This obligation shall run with the land.

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: June 16, 2022.

James C. Bosier
James C. Bosier

Dawne E. Bosier
Dawne E. Bosier

STATE OF IOWA, COUNTY OF BLACK HAWK

This record was acknowledged before me on June 16, 2022,
by James C. Bosier and Dawne E. Bosier as husband and wife.

Steven A. Weidner
Signature of Notary Public
STEVEN A. WEIDNER

