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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point,
IA 52076, Phone: 563-933-4334

Taxpayer Information: Gary E. and Tamara L. Bixby, 411 N. Center St., Dundee, IA 52038

WW
 Return Document To: Gary E. Bixby, 411 N. Center St., Dundee, IA 52038

Grantors: Clint L. Welsh

Grantees: Gary E. Bixby and Tamara L. Bixby

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Clint L. Welsh, single, does hereby Convey to Gary E. Bixby and Tamara L. Bixby, 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:

This deed is exempt according to Iowa Code 428A.2(1).

Lots Three (3) and Four (4), Block Four (4), Meyens Addition to Dundee, Iowa, according to plat recorded in Book 1 Plats, Page 115.

This Deed given in fulfillment of a Real Estate Contract dated May 28, 2021 and filed May 28, 2021 at Book 2021, Page 1974 of the records of Delaware County, Iowa.

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.

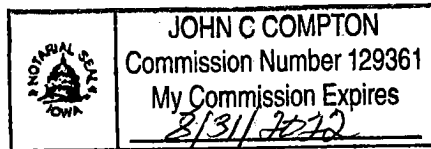
Dated: 06/07/22

Clint L. Welsh

Clint L. Welsh, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on June 7, 2022 by Clint L. Welsh, single.



John C. Compton
Signature of Notary Public