

Recorded: 8/25/2022 at 11:38:02.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$575.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2549

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: John H. Kuper, 2015 Andrew Charles Drive NW, Cedar Rapids, IA 52405

Return Document To: John H. Kuper, 2015 Andrew Charles Drive NW, Cedar Rapids, IA 52405

Grantors: Richard L. Keenan and Teresa K. Keenan

Grantees: John H. Kuper, a single person

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

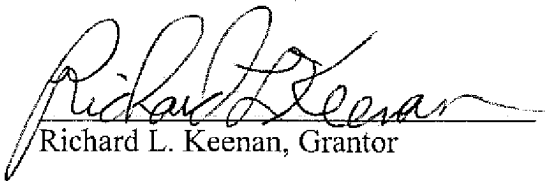
For the consideration of Ten Dollar(s) and other valuable consideration, Richard L. Keenan and Teresa K. Keenan, husband and wife, do hereby Convey to John H. Kuper, a single person, the following described real estate in Delaware County, Iowa:

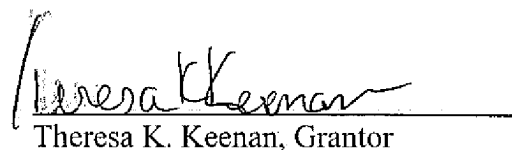
Lot Twelve (12) of Turtle Creek Heights Addition to Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 190; also all lake frontage running to the middle of Delhi Lake abutting said Lot Twelve (12), lying between the extension of the North line of said Lot Twelve (12) and the extension of the South line of said Lot Twelve (12), said extensions more specifically described as follows: The extension of the South line of Lot Twelve (12) is a line beginning at the Southwest corner of Lot Twelve (12), then extending the South line of Lot Twelve (12) Westerly to the shoreline, thence continuing in a Northwesterly direction to a point in the line forming the middle of Delhi Lake, wherein the line from the shoreline to the point where it intersects with the middle of Delhi Lake forms a 90° angle with the line forming the middle of Delhi Lake; the extension of the North line of Lot Twelve (12) is a line beginning at the Northwest corner of Lot Twelve (12), then extending the North line of Lot Twelve (12) Westerly to the shoreline, thence continuing in a Northwesterly direction to a point in the line forming the middle of Delhi Lake wherein the line from the shoreline to the point where it intersects with the middle of Delhi Lake forms a 90° angle with the line forming the middle of Delhi Lake, except Parcel B (Part Of Lot 12), Turtle Creek Heights Addition To Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 110

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: August 23, 2022


Richard L. Keenan, Grantor


Theresa K. Keenan, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 23, 2022 by
Richard L. Keenan and Teresa K. Keenan, husband and wife.

Susan K Meyer
Signature of Notary Public

