

Recorded: 10/17/2022 at 12:59:18.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$519.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 3124

**WARRANTY DEED  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Jamie Nefzger, 27162 218th Street, Earlville, Iowa 52041

**Return Document To:** Jamie Nefzger, 27162 218th Street, Earlville, Iowa 52041

**Grantors:** Kevin J. Dunne and Gina R. Dunne

**Grantees:** Jamie Nefzger

**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, Kevin J. Dunne and Gina R. Dunne, husband and wife, do hereby Convey to Jamie Nefzger, as a single person, the following described real estate in Delaware County, Iowa:

Lot Three (3) of the Subdivision of Lot One (1) of Timbergate Subdivision of part of the South one-half (S1/2) of the Southwest Quarter (SW1/4) and part of the West one-half (W1/2) of the Southeast Quarter (SE1/4) of Section 36, Township Eighty Nine (89) North, Range Four (4), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 39, except that part included in Condemnation Proceedings recorded in Book Y Misc., Page 41

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.

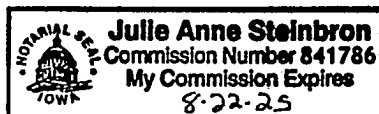
Dated: 10-14-22

Kevin J. Dunne, Grantor

Gina R. Dunne, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 14<sup>th</sup>, 2022 by Kevin J. Dunne and Gina R. Dunne, husband and wife.

  
Signature of Notary Public