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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$439.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Shelby L. Cornelius and Alexis K. Cornelius, 1603 300th Street, Ryan, Iowa 52330

Return Document To: Shelby L. Cornelius and Alexis K. Cornelius, 1603 300th Street, Ryan, Iowa 52330

Grantors: Kyle J. Dundee and Ashtin L. Dundee

Grantees: Shelby L. Cornelius and Alexis K. Cornelius

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, Kyle J. Dundee and Ashtin L. Dundee, husband and wife, do hereby Convey to Shelby L. Cornelius and Alexis K. Cornelius, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

That part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Seven (7), Township Eighty Seven (87) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at the Southwest corner of said Section Seven (7) and running thence North 89° 44' 30" East fifty (50.0) feet, thence North thirty three and one-tenth (33.1) feet to the point of beginning, thence North 89° 44' 30" East one hundred four and eight-tenths (104.8) feet, thence North 38° 55' 30" East one hundred eleven (111.0) feet, thence North 9° 11' West Three hundred forty seven and two-tenths (347.2) feet, thence North 10° 57' West three hundred fifty and five tenths (350.5) feet, thence North 9° 21' 30" West three hundred twenty two and eight-tenths (322.8) feet, thence South one thousand ninety two and three-tenths (1092.3) feet to the point of beginning; also a part of the right-of-way of former Primary Road No. 13 abandoned by the Iowa Department of Transportation and more particularly described as follows: A parcel of land located in the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Seven (7), Township Eight Seven (87) North, Range Five (5), West of the Fifth P.M., bounded on the East by the Easterly right-of-way line of Former Primary Road No. 13; on the South by a line forty (40) feet normally distant Northerly from and parallel to the South line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); on the West by the West line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); and on the North by a line beginning at a point one thousand four hundred fifty seven and nine-tenths (1457.9) feet South of the Northwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Seven (7), on the West line thereof, thence South 32° 04 $\frac{1}{2}$ ' East ninety four and two-tenths (94.2) feet to a point on said Easterly right-of-way line. The West line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Seven (7) is assumed to bear North and South.

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: October 20th, 2022.

Kyle J. Dundee
Kyle J. Dundee, Grantor

Ashtin L. Dundee
Ashtin L. Dundee, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 10/20/2022 by
Kyle J. Dundee and Ashtin L. Dundee, husband and wife.

Michael R. Cooper
Signature of Notary Public

