

Recorded: 11/10/2022 at 10:06:22.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$423.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 3377

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Prepared by: Douglas D. Herman  
Lynch Dallas, PC  
PO Box 2457  
Cedar Rapids, Iowa 52406  
Telephone: 319-365-9101  
Facsimile: 319-365-9512

Taxpayer/Return Address:  
Douglas D. Herman and Leann M. Herman  
20649 247<sup>th</sup> Street  
Delhi, Iowa 52223

### **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other valuable consideration, J. Stuart Redden and Patricia A. Redden, husband and wife, do hereby convey to Douglas D. Herman and Leann M. Herman, 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:

Lot 15S, Lot A, and all of that portion of Lot Thirty Seven (37) lying South and East of the Northwesterly boundary line of said Lot 15S extended through said Lot Thirty Seven (37), all in The Cedars Sub-Division in the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M., together with the following easements: (1) over Lots 33 and 34 of said Sub-Division for access to Maquoketa River; (2) for use as road over 20 foot roadway located in said Sub-Division as shown by recorded plat thereof; and (3) for use as road over 30 foot roadway commencing at Southerly end of said 20 foot roadway and extending to public highway; all said easements for use in common with grantors and others; and all of foregoing subject to easements of record

together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

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.

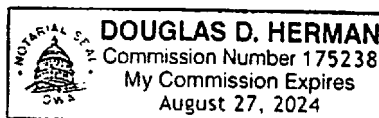
Dated: 11/9, 2022

J. Stuart Redden  
J. Stuart Redden, Grantor

Patricia A. Redden  
Patricia A. Redden, Grantor

STATE OF IOWA            )  
                                      ) §  
COUNTY OF DELAWARE )

On this 9<sup>th</sup> day of November, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared J. Stuart Redden and Patricia A. Redden, husband and wife, to me known to be the identical persons named in and who executed the same as their voluntary act and deed.



[Signature]  
Notary Public in and for State of Iowa