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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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

**Preparer Information:**

Kevin H. Clefisch, 108 S. Main St., P.O. Box 37, Garnavillo, IA 52049, Phone: (563) 964-2675

**Taxpayer Information:**

Stephen D. & Phyllis L. Wilson, 239 Headwater Drive, Greenwood, SC 29649

**Return Document To:**

X Kevin H. Clefisch, 108 S. Main St., P.O. Box 37, Garnavillo, IA 52049

**Grantor:**

Frederick C. Wilson

**Grantees:**

Stephen D. Wilson & Phyllis L. Wilson

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** Book 2022, Page 3240



## WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Frederick C. Wilson, widowed and not remarried, does hereby Convey to Stephen D. Wilson and Phyllis L. Wilson, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, an undivided one-fourth (1/4) interest in the following described real estate in Delaware County, Iowa:

Parcel '2022-61'; Being part of Parcel 'A' Being part of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ -NW $\frac{1}{4}$ ), All of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ -NE $\frac{1}{4}$ ), Part of the Fractional Northwest Quarter of the Northeast Quarter (Frl. NW $\frac{1}{4}$ -NE $\frac{1}{4}$ ), Part of the Fractional Northeast Quarter of the Northeast Quarter (Frl. NE $\frac{1}{4}$ -NE $\frac{1}{4}$ ), and Part of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ -NE $\frac{1}{4}$ ); All in Section 3, Township 90 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, according to a plat recorded in Book 2022, Page 1658.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

**This deed is exempt according to Iowa Code 428A.2(21).**

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: 11-27-22

Frederick C. Wilson  
Frederick C. Wilson, Grantor

STATE OF FLORIDA, COUNTY OF SARASOTA

This record was acknowledged before me on 11/28/2022 by Frederick C. Wilson.



Beth Vinson  
Signature of Notary Public