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Date 3/06/2023 Time 11:17:46AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$839.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To/Taxpayer: James Oliver Cody and Alexandra K. Kerber, 2274 185th Ave., Manchester, IA 52057
Preparer: Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, Ryan W. Peyton and Emily A. Peyton, husband and wife, do hereby Convey to James Oliver Cody and Alexandra K. Kerber, 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 One (1) of Whitetail Ridge Second Subdivision A Subdivision of Lot 1 of Windy Hollow Second Addition, Part of the SE 1/4 of Section 4-T88N-R5W, Delaware County, Iowa, according to plat recorded in Book 2013, Page 3245

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: March 2, 2023.

**PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401**

Ryan W. Peyton
Ryan W. Peyton (Grantor)

Emily A. Peyton
Emily A. Peyton (Grantor)

STATE OF IOWA, COUNTY OF Delaware ss.

This record was acknowledged before me this 2nd day of March, 2023, by
Ryan W. Peyton and Emily A. Peyton

Teresa Turnis
Signature of Notary Public

