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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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

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

**Taxpayer Information:** Larry R. Hoefer and Sherry L. Hoefer, 1545 110th Street, Strawberry Point, Iowa 52076

**Return Document To:** Larry R. Hoefer and Sherry L. Hoefer, 1545 110th Street, Strawberry Point, Iowa 52076

**Grantors:** Sherry L. Shepard n/k/a/Sherry L. Hoefer and Larry R. Hoefer

**Grantees:** Larry R. Hoefer and Sherry L. Hoefer

**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, Sherry L. Shephard n/k/a/Sherry L. Hoefer and Larry R. Hoefer, wife and husband, do hereby Convey to Larry R. Hoefer and Sherry L. Hoefer, 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:

The South four hundred seventy (470) feet of the East six hundred eighty eight (688) feet of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section One (1), Township Ninety (90) North, Range Six (6) West of the Fifth P.M., Delaware County, Iowa;

AND

The Northeast Quarter (NE1/4) of the Southwest Quarter (SW 1/4) and the Southeast Quarter (SE 1/4), Section One (1), Township Ninety (90) North, Range Six (6), West of the Fifth Principal Meridian, Delaware County, Iowa, except Parcel A being part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) according to Plat recorded in Book 7, Page 157 and except Parcel C being part of Parcel B of the Southeast Quarter (SE 1/4) according to Plat recorded in Book 8, Page 130 and except Parcel E part of the Southeast Quarter (SE 1/4) and except Parcel F part of the Southeast Quarter (SE 1/4) according to Plat recorded in Book 2012, Page 3164.

AND

Parcel "A" being part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) all in Section One (1), Township Ninety (90) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa, according to recorded plat thereof recorded in Book 7 Plats, Page 157.

AND

The North one-half (N 1/2) of the Northwest Quarter (NW 1/4) and the West fractional three-fourths (W fr 3/4) of the South one-half (S 1/2) of the Northwest Quarter (NW 1/4) of Section Seven (7), Township Ninety (90) North, Range Five (5), West of the 5<sup>th</sup> P.M., Delaware County, Iowa, except Parcel A of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) according to Plat recorded in Book 8 Plat, Page 144, and further except the North Four Hundred Thirty Seven (437) feet of the West Four Hundred Fifty Four and six-tenths (454.6) feet of the Northwest Quarter (NW 1/4) of Section Seven (7), Township Ninety (90) North, Range Five (5), West of the 5<sup>th</sup> P.M.

**This deed is exempt according to Iowa Code 428A.2(11).**

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.

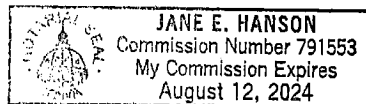
Dated: April 7, 2023.

Sherry L. Hoefler  
Sherry L. Shepard n/k/a/Sherry L. Hoefler,  
Grantor

Larry R. Hoefler  
Larry R. Hoefler, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 7, 2023 by  
Sherry L. Shepard n/k/a/Sherry L. Hoefler and Larry R. Hoefler, wife and husband.



Jane E. Hanson  
Signature of Notary Public