

Recorded: 4/13/2023 at 12:23:16.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$743.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 782

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

**Preparer Information:** John M Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

**Taxpayer Information:** Maggie Bergeson & Bret Bergeson, 2239 Quasqueton Diagonal Bld Lot 3, Independence, IA 50644

**Return Document To:** Maggie Bergeson, 2239 Quasqueton Diagonal Bld Lot 3, Independence, IA 50644

**Grantors:** John A. Shaw and Diane M. Shaw

**Grantees:** Maggie Bergeson and Bret Bergeson

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Sixty-Four Thousand Nine Hundred Dollar(s) and other valuable consideration, John A. Shaw and Diane M. Shaw, husband and wife, do hereby Convey to Maggie Bergeson and Bret Bergeson, 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 (SW¼) of the Northeast Quarter (NE¼) of Section Ten (10), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at the intersection of the centerline of Jefferson Road with the North line of said Southwest Quarter (SW¼) of the Northeast Quarter (NE¼), and running thence East along said North line five hundred ninety five (595.0) feet, thence Southerly to intersect the centerline of Jefferson Road, thence Northwesterly along the centerline of said Jefferson Road to the point of beginning.

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: 4/10/2023

[Signature of John A. Shaw]
John A. Shaw, Grantor

[Signature of Diane M. Shaw]
Diane M. Shaw, Grantor

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on 4-10-23 by John A. Shaw and Diane M. Shaw.



[Signature of Barbara K. Sailer]
Signature of Notary Public