

Recorded: 4/20/2023 at 2:51:07.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$607.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 844

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

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

**Taxpayer Information:** Payson Kerns and Miranda Kerns, 2142 110th Street, Edgewood, Iowa 52042

**Return Document To:** Payson Kerns and Miranda Kerns, 2142 110th Street, Edgewood, Iowa 52042

**Grantors:** James Kerns and Jody Kerns

**Grantees:** Payson Kerns and Miranda Kerns

**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, James Kerns and Jody Kerns, husband and wife, do hereby Convey to Payson Kerns and Miranda Kerns, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2022-80; in the Northeast Quarter of the Northwest Quarter Section 12, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2022, Page 1894

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 20, 2023.

James Kerns  
James Kerns, Grantor

Jody M. Kerns  
Jody Kerns, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 20<sup>th</sup>, 2023 by James Kerns and Jody Kerns, husband and wife.

Crystal K Salow  
Signature of Notary Public

