

Recorded: 4/21/2023 at 4:06:33.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$791.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 859

**BLACK HAWK COUNTY ABSTRACT COMPANY**

Prepared by: Matthew G. Barnd  
Bradley & Riley PC

P.O. Box 2804  
Cedar Rapids, IA 52406-2804

(319) 363-0101  
FAX (319) 363-9824

Return to and Address tax statement: John Whitt and Kathie Whitt, 20796 262<sup>nd</sup> St. Delhi, IA

# WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, ADAM J. GIBBS AND MEGAN B. GIBBS, HUSBAND AND WIFE, ("Grantors") do hereby convey to JOHN WHITT AND KATHIE WHITT, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common ("Grantee") the following described real estate in Delaware County, Iowa:

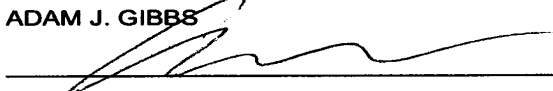
SEE EXHIBIT A

Grantors do hereby covenant with Grantee, and successors in interest, that Grantors hold the above-described real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey said real estate; that said real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors covenant to warrant and defend said real estate against the lawful claims of all persons except as may be above stated.

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 3, 2023

ADAM J. GIBBS



MEGAN B. GIBBS

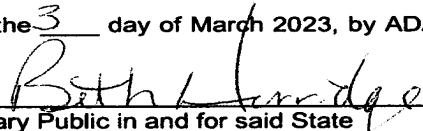


STATE OF IOWA                    )  
  ) ss  
COUNTY OF Linn            )

This instrument was acknowledged before me on the 3 day of March 2023, by ADAM J. GIBBS AND MEGAN B. GIBBS.



**BETH HERRIDGE**  
Commission Number 762992  
My Commission Expires  
May 11, 2025

  
Notary Public in and for said State

(print name) Beth Herridge

Exhibit A

Lot Forty Six (46) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to plat thereof recorded in Book 2 Plats, Page 200; same being a part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Twenty Six (26), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian; also all that land lying Easterly and Southeasterly of said Lot Forty Six (46) within the extensions of the Southwesterly and Northeasterly lines of said Lot extending to the center of the Maquoketa River.