

Recorded: 5/8/2023 at 10:37:35.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,039.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 979

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

**Preparer Information:** George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone:  
563-875-9112

**Taxpayer Information:** Martin J. and Hannah M. Kelzer, 26825 Meadowview Lane, Delhi,  
Iowa 52223

**Return Document To:** Martin J. and Hannah M. Kelzer, 26825 Meadowview Lane, Delhi, Iowa  
52223

**Grantors:** Nicole L. Ries, f/k/a Nicole L. Niehaus and Emerson J. Ries

**Grantees:** Martin J. Kelzer and Hannah M. Kelzer

**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, Nicole L. Ries, f/k/a Nicole L. Niehaus, a single person and Emerson J. Ries, a single person, do hereby Convey to Martin J. Kelzer and Hannah M. Kelzer, 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 Ten (10) and Lot Eleven (11) of Keith's Second Subdivision A Subdivision Of Part Of The SW 1/4 Of The SE 1/4 And Part Of The SW 1/4 Sec. 30 T88N, R4W Of The Fifth Principal Meridian, Delaware County, Iowa according to plat recorded in Book 2008, Page 2601

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.

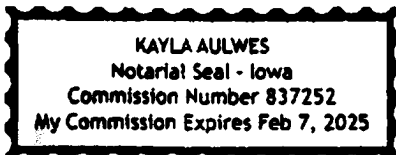
Dated: 4-27-23

Nicole L. Ries, f/k/a Nicole L. Niehaus, Grantor

Emerson J. Ries, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 27th April 2023 by Nicole L. Ries, f/k/a Nicole L. Niehaus, a single person and Emerson J. Ries, a single person.



Signature of Notary Public