

Recorded: 6/15/2023 at 9:51:41.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$403.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1337

**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: Derek and Christianna Tedrow, 603 Northern Avenue, Earlville, Iowa
52041

Return Document To: Derek and Christianna Tedrow, 603 Northern Avenue, Earlville, Iowa
52041

Grantors: Madonna Sellner, by Larry Sellner POA and by Debra Mensen, POA

Grantees: Derek Tedrow and Christianna Tedrow

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, Madonna Sellner, a single person, by Larry Sellner, POA and by Debra Mensen, POA, does hereby Convey to Derek Tedrow and Christianna Tedrow, 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:

That part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty Six (26), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., described as commencing at a point which is two hundred four and six tenths (204.6) feet North of the Southeast corner of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4), thence West one hundred twenty (120) feet, thence North one hundred fourteen (114) feet, thence East one hundred twenty (120) feet, thence South one hundred fourteen (114) feet to the place of beginning

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 6-8-2023

Madonna Sellner by Larry Sellner POA Madonna Sellner by Debra Mensen POA
Madonna Sellner, by Larry Sellner, POA Madonna Sellner by Debra Mensen, POA, POA
Grantor Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 8, 2023 by Madonna Sellner, by Larry Sellner POA and by Debra Mensen, POA.



Susan K Meyer
Signature of Notary Public