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Date 6/16/2023 Time 10:45:47AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$279.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED**  
(Several Grantors)  
**Recorder's Cover Sheet**

**Preparer Information:** Bruce A. Willey, 3519 Center Point Rd. N.E., Cedar Rapids, IA 52402,  
Phone: 3193905555

**Taxpayer Information:** Anthony Paul and Beverly Sue Kuehn, 107 NW Driftwood Court,  
Ankeny, IA 50023

**Return Document To:** Bruce A. Willey, 3519 Center Point Rd. N.E., Cedar Rapids, IA 52402

**Grantors:** Jeffrey L. Friederick and Cynthia S. Friederick f/k/a Cindy White-Botello

**Grantees:** Anthony Paul Kuehn and Beverly Sue Kuehn

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A



**WARRANTY DEED**  
(Several Grantors)

For the consideration of One Dollar(s) and other valuable consideration, Jeffrey L. Friederick and Cynthia S. Friederick f/k/a Cindy White-Botello, husband and wife, do hereby convey to Anthony Paul Kuehn and Beverly Sue Kuehn, 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:

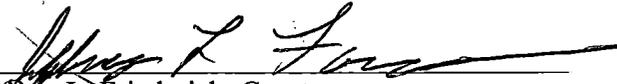
an undivided one-half interest in the following real estate in Delaware County, Iowa:

Lot One (1) in the Northwest Quarter (NW ¼) of Section One (1), Township Eighty-seven (87) North, Range Three (3) West of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 2.86 acres (0.49 acres in public road right-of-way easement) more or less subject to all easements of record including Easement A located and described per Plat dated January 29th, 1990 and filed for record on February 21, 1990 in Book 6, Page 69, records of Delaware County, Iowa.

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.

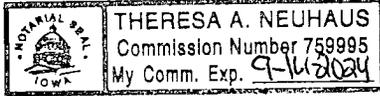
Dated: 6/13/23

  
\_\_\_\_\_  
Jeffrey L. Friederick, Grantor

  
\_\_\_\_\_  
Cynthia S. Friederick f/k/a Cindy White-Botello,  
Grantor

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on June 13, 2023 by Jeffrey L. Friederick and Cynthia S. Friederick f/k/a Cindy White-Botello, husband and wife.



*Theresa A. Neuhaus*  
\_\_\_\_\_  
Signature of Notary Public