

Recorded: 8/3/2023 at 8:35:10.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$590.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1820

Preparer Information: Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500

Address Tax Statement/ Return To: Garrett C. Akins, 20553 249th St., Manchester, IA 52057

WARRANTY DEED

For the consideration of \$1.00 (one) Dollar(s) and other valuable consideration, Kimberly K. McElree and John D. McElree, a married couple and Scott E. Carbaugh and JoAnne M. Carbaugh, a married couple, does hereby Convey to Garrett C. Akins and DeAnn Akins, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Twenty Three (23) and the Westerly one-half (W 1/2) of Lot Twenty Two (22) and the Easterly one-half (E 1/2) of Lot Twenty Four (24) of Logan's Second Subdivision of Part of the South one-half (S 1/2) of Section Fourteen (14), and Part of the Northeast Quarter (NE 1/4) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 55, and all lake frontage running to the middle of the Maquoketa River bed, with respect to said premises; and Lot Six (6) of Logan's Sixth Subdivision to Delaware County, according to plat recorded in Book 5 Plats, Page 82.

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: Aug 1, 2023

Kimberly K. McElree
Kimberly K. McElree (Grantor)

John D. McElree
John D. McElree (Grantor)

Scott E. Carbaugh
Scott E. Carbaugh (Grantor)

JoAnne M. Carbaugh
JoAnne M. Carbaugh (Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on August 1, 2013, by Kimberly K. McElree and John D. McElree.



Susan K Meyer
Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on August 1, 2013, by Scott E. Carbaugh and JoAnne M. Carbaugh.



Susan K Meyer
Signature of Notary Public