

Recorded: 9/7/2023 at 10:03:38.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 2193

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**Return To:** Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644  
**Taxpayer:** Ralph A. Cortez, 6937 Bowman Lane NE, Cedar Rapids, IA 52402  
**Preparer:** Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Tel: (319) 334-3704

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### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Kevin T. Cortez and Rebecca A. Cortez, husband and wife, to hereby convey their undivided interest to Ralph A. Cortez and Roberta R. Cortez, 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 31 and 38 of Freddy's Beach Road 1<sup>st</sup> Addition, comprised of Guadalcanal Avenue and Part of Honolulu Avenue of Clair View Acres at Delhi, Iowa, according to plat of survey recorded in Book 2009, Page 3100, part of Sections Twenty-three (23) and Twenty-six (26), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, subject to easements and roadways of record; AND**

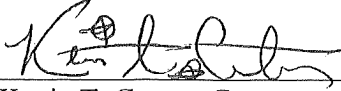
**Lot Fifty-Five (55) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty-Three (23) and Twenty-Six (26), Milo Township, Delaware County, Iowa, according to plate recorded in Book 2 Plats, Page 200; also all lake frontage running to the middle of the Maquoketa River Bed with regard to said Lot Fifty Five (55); and Parcel BB in Lot 4 and Parcel CC in Lot 5, All in Subdivision of Lot 15 of Lot 123 of "Clair-View Acres at Delhi, Iowa" Section 26 - T88N - R5W, Delaware County, Iowa, according to plat recorded in Book 2002, Page 2568.**

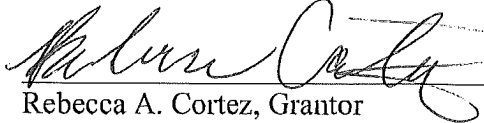
**This deed is exempt pursuant to Iowa Code Section 428A.2(21)**

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.

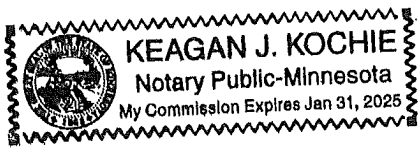
Dated: 9-1, 2023.

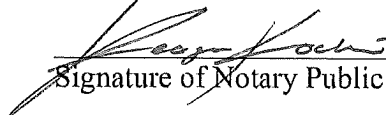
  
Kevin T. Cortez, Grantor

  
Rebecca A. Cortez, Grantor

STATE OF Minnesota, COUNTY OF Olmsted

This record was acknowledged before me on Sept. 1<sup>st</sup>, 2023 by Kevin T. Cortez and Rebecca A. Cortez, husband and wife.



  
Signature of Notary Public