

Recorded: 10/3/2023 at 9:58:08.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$676.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2479

This instrument prepared by:
SARAH BAUMGARTNER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:
MATTHEW L. HUDSPETH AND DANELLE M. HUDSPETH, 20772 253RD ST, DELHI, IA 52223

WARRANTY DEED

Legal: Lot One (1) of Lakeview Estates First Addition To Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 215

Address: **20772 253rd St, Delhi, IA 52223**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Chelsey Mae Klima, a single person and Jeremy Dean Klima, a single person**, hereby conveys the above-described real estate to **Matthew L. Hudspeth and Danelle M. Hudspeth, a married couple, as joint tenants with full rights of survivorship and not as tenants in common.**

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

STATE OF Iowa)
COUNTY OF Delaware) SS:

Dated: September 18, 2023

Chelsey Klima
Chelsey Mae Klima

On this day of 9/18/23 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared Chelsey
Mae Klima, a single person and Jeremy Dean
Klima, a single person, to me known to be the
identical person(s) named in and who executed
the foregoing instrument and acknowledged that
the person executed the same as that person's
voluntary act and deed.

[Signature]
Jeremy Dean Klima

[Signature]
Notary Public in and for said State

