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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Adam and Andrea Kruger, 1404 E. Knoll Court, Oelwein, IA 50662

Return Document To: Adam and Andrea Kruger, 1404 E. Knoll Court, Oelwein, IA 50662

Grantors: Susan Koch and James Koch

Grantees: Adam Kruger and Andrea Kruger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Susan Koch and James Koch, wife and husband, do hereby Convey to Adam Kruger and Andrea Kruger, as 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 Three (3) of Petlon's River Subdivision of part of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Fourteen (14), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, According to Plat recorded in Book 6 Plats, Page 43; Also all Lake Frontage running to the waterfront and at right angles to the middle of Lake Delhi in respect to Lot Three (3); Also Parcel 2018-52, Part of Parcel A in Lot 10 of Petlon's River Subdivision; In the SE¼-SE¼ of Section 14, T88N, R5W of the Fifth P.M., Delaware County, Iowa According to Plat recorded in Book 2018, Page 1649

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: 9/22/23

Susan Koch, Grantor

James Koch, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 22, 2023 by Susan Koch and James Koch.

Signature of Notary Public

