

Recorded: 10/30/2023 at 2:14:05.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$103.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2694

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

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Mark J. and Michele Wagner, 2831 210th Street, Earlville, Iowa 52041

Return Document To: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040

Grantors: Tim Joseph Krapfl and Melanie Sue Krapfl

Grantees: Mark J. Wagner and Michele Wagner

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Tim Joseph Krapfl and Melanie Sue Krapfl, husband and wife, do hereby Convey to Mark J. Wagner and Michele Wagner, 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:

Parcel 2023-35 Of The Northwest Quarter (NW1/4) Of The Southwest Quarter (SW1/4) And Part Of The Southwest Quarter (SW1/4) Of The Southwest Quarter (SW1/4), All In Section Twenty-Five (25), Township Eighty-Nine North (T89N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2023, Page 1333

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: October 26, 2023.

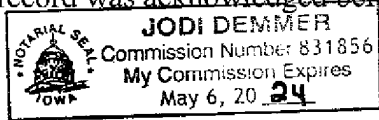
Dated: October 26, 2023.

[Signature of Tim Joseph Krapfl]
Tim Joseph Krapfl, Grantor

[Signature of Melanie Sue Krapfl]
Melanie Sue Krapfl, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

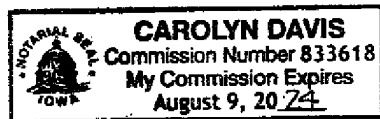
This record was acknowledged before me on October 27th, 2023 by Tim Joseph Krapfl.



[Signature of Jodi Demmer]
Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 26, 2023 by Melanie Sue Krapfl.



[Signature of Carolyn Davis]
Signature of Notary Public