



Book 2023 Page 3169

Document 2023 3169 Type 03 001 Pages 1
Date 12/19/2023 Time 2:53:09PM
Rec Amt \$17.00* Aud Amt \$10.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information: Dennis J. Naughton, Attorney, 2410 Grande Ave SE, Cedar Rapids, IA 52403

319-631-2110

Name	Address	Telephone
Taxes to be paid by: Alan L. & Debra M. Saunders, 3031 190 th Avenue, Ryan, Iowa 52330		563-920-9051
(X) Return to: Alan L. & Debra M. Saunders, 3031 190 th Avenue, Ryan, Iowa 52330		563-920-9051

WARRANTY DEED --- JOINT TENANCY

For the consideration of Love and Affection and other valuable consideration, Alan L. Saunders and Debra M. Saunders, husband and wife, do hereby Convey to Alan L. Saunders and Debra M. Saunders, 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:

The Northeast Quarter (NE1/4) of Section 16, Township 87 North, Range 5, West of the 5th P.M., except the North 125 feet thereof; And The North 125 feet of the NE1/4 of Section 16, Township 87 North, Range 5, West of the 5th P.M., And The South 125 feet of the S1/4 of Section 9. Township 87 North. Range 5, West of the 5th P.M. all in Delaware County, Iowa.

(This transaction is between spouses for consideration of less than \$500 for title purposes only and is exempt from the payment of transfer taxes, the filing of Declaration of Value and Ground Water Hazard Statement pursuant to Exemption 20.) *ds AS.*

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.

STATE OF IOWA,)
)
DELAWARE COUNTY)

ss:

Dated 12.19.23

On this 19th day of December, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared Alan L. Saunders and Debra M. Saunders, Husband and Wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Alan L. Saunders
Alan L. Saunders (Grantor)

Debra M. Saunders
Debra M. Saunders (Grantor)

Marsha J. Mescher Notary Public

