

Recorded: 2/16/2024 at 10:39:31.0 AM
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$2,559.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 364

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644
Taxpayer: Steven K. Jones and Deniese Jones, 1679 155th Street, Manchester, IA 52057
Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644,
Phone: 319-334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, LuAnn S. Conklin and Kirk Conklin, husband and wife, Megan Down and Ryan Down, husband and wife, and Jennifer Hampson and Mac Hampson, husband and wife, do hereby Convey to Steven K. Jones and Deniese Jones, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, all of our undivided interest to the following described real estate in Delaware County, Iowa:

The Southwest Quarter (SW ¼) of Section Thirty-Two (32), Township Ninety (90) North, Range Five (5), West of the Fifth P.M.,

AND

The Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Thirty-Two (32), Township Ninety (90) North, Range Five (5), West of the Fifth P.M.,

AND

The North one half of the North one half of the Southwest quarter of the Southeast quarter; and the North one half of the Southeast quarter of Section Thirty One (31), Township Ninety (90) North, Range Five (5), West of the 5th P.M., except cemetery described as follows: Commencing at the Northeast corner of the Southeast quarter of Section Thirty One (31), running thence West thirteen (13) rods, thence South seventeen (17) rods, thence East thirteen (13) rods; thence North seventeen (17) rods to place of beginning.

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.

[Signature pages to follow]

Dated: February 9, 2024.

LuAnn Conklin
LuAnn Conklin, Grantor

Kirk Conklin
Kirk Conklin, Grantor

On this 9 day of February, 2024 before me a Notary Public, State of Idaho, personally appeared LuAnn S. Conklin and Kirk Conklin, husband and wife.

DANIELLE RESSO
COMM. #65309
NOTARY PUBLIC
STATE OF IDAHO

D. R. 3/27/27
Notary Public

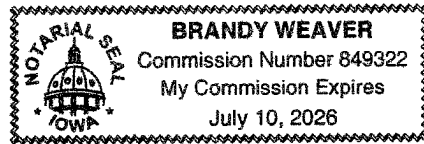
Dated: February 14, 2024.

Megan Down
Megan Down, Grantor

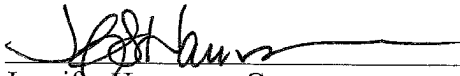
Ryan Down
Ryan Down, Grantor

On this 14th day of February, 2024 before me a Notary Public, State of Iowa, personally appeared Megan Down and Ryan Down, husband and wife.

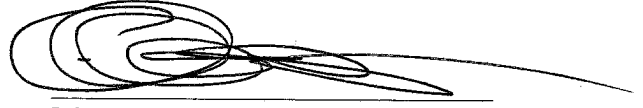
Brandy Weaver
Notary Public



Dated: February 9, 2024.



Jennifer Hampson, Grantor



Mac Hampson, Grantor

On this 9th day of February, 2024 before me a Notary Public, State of Idaho, personally appeared Jennifer Hampson and Mac Hampson, husband and wife.

See Attached Certificate
Notary Public

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Idaho
County of Bonneville } ss.

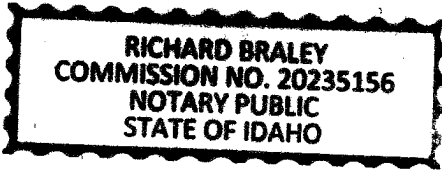
On this the 9 day of February, 2024, before me,
Day Month Year

Richard Braley, the undersigned Notary Public,
Name of Notary Public

personally appeared Augustus and Jennifer Hampson
Name(s) of Signer(s)

- personally known to me – OR –
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.



WITNESS my hand and official seal.

Richard Braley
Signature of Notary Public

Exp 12/26/29

Public Notary of Idaho
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____