

Recorded: 3/5/2024 at 10:01:25.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$173.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 505

Return To: Terry Alan Ellis and Darcy Sue Ellis, 106 S High St., Greeley, IA 52050
Taxpayer: Terry Alan Ellis and Darcy Sue Ellis, 106 S High St., Greeley, IA 52050
Preparer: William H. Roerman, 230 2nd St SE Ste 214, Cedar Rapids, IA 52401, Phone: (319) 362-2137

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Franklin L. Ross and Theresa L. Ross a/k/a Theresa Ross, a married couple, do hereby Convey to Terry Alan Ellis and Darcy Sue Ellis, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:


That part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty Nine (29), Township Ninety (90) North, Range Four (4), West of the 5th P.M. described as commencing at a point four (4) rods East and seven (7) rods South of the Northeast corner of Lot Eighteen (18), Block Three (3) in the Town of Greeley, Iowa, and running thence East ten (10) rods, thence South five (5) rods, thence West ten (10) rods, thence North five (5) rods to the point of beginning and that part of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty Nine (29) described as commencing at a point twenty and one-half (20 1/2) rods North of the middle of the street two (2) rods South of the Southeast corner of Lot Twenty Six (26) of the Town of Greeley, Iowa, and running thence East fourteen (14) rods, thence North one and one-half (1 1/2) rods, thence West fourteen (14) rods, thence South one and one-half (1 1/2) rods to the point 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.

Dated: 3-5-24


Franklin L. Ross, Grantor


Theresa L. Ross, Grantor

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on March 5, 2024 by Franklin L. Ross and Theresa L. Ross, a married couple.

Cherryl Kennedy
Signature of Notary Public

