

Recorded: 3/26/2024 at 12:06:44.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$702.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 649

Return To/Taxpayer: Andrew Pepper and Caitlyn Pepper, 2614 230th Ave, Delhi, IA 52223
Preparer: Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, Jordan K. Hunt and Amanda K. Hunt, husband and wife do hereby Convey to Andrew Pepper and Caitlyn Pepper, 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 "A" of Connolly's Riverview Addition to Delaware County, Iowa, according to plat recorded in Book 2 Plats, Pages 86-87, except Lots One (1) and Two (2) of the Survey and Plat of Subdivision of Part of Parcel "A", Connolly's Riverview Addition; same being a part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty Nine (29), and part of the East one-half (E1/2) of the Northeast Quarter (NE1/4) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian; also Parcel 2016-09 Part Of The NE 1/4 - NE 1/4 Sec. 30, T88N, R4W Of The 5th PM., Delaware County, Iowa, according to plat recorded in Book 2016, Page 272.

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: 3/18/2024

J. K. Hunt
Jordan K. Hunt (Grantor)

Amanda K. Hunt
Amanda K. Hunt (Grantor)

STATE OF IOWA, COUNTY OF Delaware ss.

This record was acknowledged before me this 18th day of March, 2024, by
Jordan K. Hunt and Amanda K. Hunt.



Teresa Turnis
Signature of Notary Public