

Recorded: 4/29/2024 at 10:58:47.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$447.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 914

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

**Preparer Information:** Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

**Taxpayer Information:** Mary Lou Coonfare and Travis Coonfare, 1347 127th Ave Dundee, Iowa

**Return Document To:** Mary Lou Coonfare and Travis Coonfare, 1347 127th Ave Dundee, Iowa

**Grantors:** Mary Lou Coonfare a/k/a Mary Louise Coonfare and Travis J. Coonfare

**Grantees:** Roy A. Davis and Karen E. Davis

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Eighty Thousand Dollar(s) and other valuable consideration, Mary Lou Coonfare a/k/a Mary Louise Coonfare and Travis J. Coonfare, wife and husband, do hereby Convey to Roy A. Davis and Karen E. Davis, as 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 Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Twenty One (21), Township Ninety (90) North, Range Six (6), West of the Fifth Principal Meridian described as commencing at the Southeast corner of said Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and running thence North five hundred twenty and forty four one-hundredths (520.44) feet, thence North 89° 06' West one hundred fifty two and seventy two one-hundredths (152.72) feet, thence North 00° 10' 22" East four hundred sixty nine and eighty nine one-hundredths (469.89) feet, thence North 88° 50' West two hundred seventy two and seventy eight one-hundredths (272.78) feet, thence South nine hundred ninety and seventy six one-hundredths (990.76) feet to the South line of said Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), thence South 88° 59' East along said South line four hundred twenty four and seven one-hundredths (424.07) feet 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.

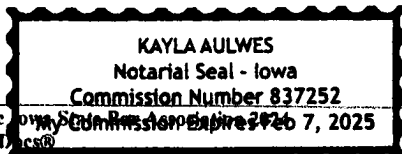
Dated: 4-25-24

Mary Lou Coonfare
Mary Lou Coonfare a/k/a Mary Louise Coonfare,
Grantor

Travis J Coonfare
Travis J. Coonfare, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 25th April 2024 by
Mary Lou Coonfare a/k/a Mary Louise Coonfare and Travis J. Coonfare.



Kayla Aulwes
Signature of Notary Public