Recorded: 5/28/2024 at 10:34:36.0 AM

County Recording Fee: \$17.00 lowa E-Filing Fee: \$3.00 Combined Fee: \$20.00 Revenue Tax: \$719.20

Delaware County, Iowa
Daneen Schindler RECORDER

BK: 2024 PG: 1136

This instrument prepared by:

TIM ESTLUND, Tim A Estlund, 100 1st Ave NE, Ste 105, Cedar Rapids, IA 52401

Phone No.: 319-378-6788

Mail tax statements and return document to: Kyle VanDenBerg and Cassandra VanDenBerg, 3321 110th Ave, Coggon, iA 52218

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Kyle K. Pillard and Kristi J. Pillard, a married couple, do hereby convey unto Kyle VanDenBerg and Cassandra VanDenBerg, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following described real estate:

The South four hundred eighty (480) feet of the North one thousand three hundred sixty seven (1367) feet of the East five hundred sixty one (561) feet of the East one-half (E½) of Section Thirty One (31), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M., including all of Parcel A of part of the Northeast Quarter (NE½) of Section Thirty One (31), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian, Delaware County, lowa, according to plat recorded in Book 7 Plats, Page 83

Order No.: 808-28534/BJK

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

(yle K. Pillard

Kristi J. Pillard

TATE OF

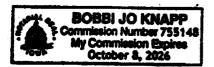
COUNTY OF

SS:

This instrument was acknowledged before me on Pillard and Kristi J. Pillard, a married couple.

_20<u>_2</u>9by Kyle K

Notary Public in and for said State



Order No.: 808-28534/BJK