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Date 5/30/2024 Time 3:31:03PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$18.40

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Henry E Nathanson, 615 2nd Street SW, Cedar Rapids, IA 52404,
Phone: 319-366-1000

Taxpayer Information: Gregory A. McSweeney and Jennifer J. McSweeney, 23075 265th St,
Delhi, IA 52223

***Return Document To:** Gregory and Jennifer McSweeney, 23075 265th St, Delhi, IA 52223

Grantors: Gary L. Wilson and Marilyn Wilson

Grantees: Gregory A. McSweeney and Jennifer J. McSweeney

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Gary L. Wilson and Marilyn Wilson, husband and wife, do hereby Convey to Gregory A. McSweeny and Jennifer J. McSweeny, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel 2018-86 of a Plat of Survey filed in the office of the Delaware County, Iowa Recorder on October 12, 2018, in Book 2018 at Page 2889, part of the NE 1/4 of the SE 1/4, Sec. 30, T88N, R4W of the 5th P.M., Delaware County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

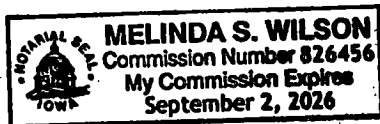
Dated: May 20, 2024.

[Handwritten signature of Gary L. Wilson]
Gary L. Wilson, Grantor

[Handwritten signature of Marilyn Wilson]
Marilyn Wilson, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 20, 2024, by Gary L. Wilson and Marilyn Wilson, husband and wife.



[Handwritten signature of Melinda S. Wilson]
Signature of Notary Public