

Recorded: 6/24/2024 at 1:15:21.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$477.60  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1410

**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:** Clarissa and John Sullivan, 24919 207th Ave, Manchester, IA 52057

**Return Document To:** Clarissa and John Sullivan, 24919 207th Ave, Manchester, IA 52057

**Grantors:** Gary Bouzek

**Grantees:** Clarissa J. Sullivan and John A. Sullivan

**Legal Description:** See Page 2

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



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Ninety-Nine Thousand Dollar(s) and other valuable consideration, Gary Bouzek, a single person, does hereby Convey to Clarissa J. Sullivan and John A. Sullivan, 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:

Lot Eleven (11) of Logan-Black First Addition to Delaware County, Iowa A Replat of Lots 1 & 2 of Logan's Fifth Subdivision, according to plat recorded in Book 7 Plats, Page 29, except Parcel 2019-01 Part of Lot 11 of Logan-Black First Addition to Delaware County, Iowa, Section 14, T88N, R5W of the 5th P.M., Delaware County, Iowa, according to corrective plat recorded in Book 2019, Page 209; and also except Parcel 2019-110 Part of Lot 11 of Logan-Black First Addition to Delaware County, Iowa, Section 14, T88N, R5W of the 5th P.J., Delaware County, Iowa, according to plat recorded in Book 2019, Page 3689.

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: June 24, 2024

[Signature of Gary Bouzek]
Gary Bouzek, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 24, 2024 by Gary Bouzek.

[Signature of Notary Public]
Signature of Notary Public

