

Recorded: 8/5/2024 at 8:14:32.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$527.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1883

**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: Katie and Jacob Edgington, 1786 Honey Creek Road, Manchester, IA 52057

Return Document To: Katie and Jacob Edgington, 1786 Honey Creek Road, Manchester, IA 52057

Grantors: Douglas L. Winkowitsch and Kara D. Winkowitsch

Grantees: Katie Edgington and Jacob Edgington

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Twenty-Nine Thousand Seven Hundred Twenty-Nine Dollar(s) and other valuable consideration, Douglas L. Winkowitsch and Kara D. Winkowitsch, husband and wife, do hereby Convey to Katie Edgington and Jacob Edgington, 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 Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Nine (9), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at a point three hundred twenty nine and seven-tenths (329.7) feet East of the Southwest corner of said Northeast Quarter (NE¼) of the Southeast Quarter (SE¼), thence East two hundred eighty five (285.0) Feet, thence North one hundred seventy (170.0) feet, thence West one hundred ninety nine and three-tenths (199.3) feet, thence South 25° 36' West one hundred eighty nine and three-tenths (189.3) 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: 7-29-24

Douglas L. Winkowitsch, Grantor

Kara D. Winkowitsch, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 29th, 2024 by Douglas L. Winkowitsch and Kara D. Winkowitsch.

Signature of Notary Public



Acknowledgment by Individual

State of IOWA County of DALLAS

On this 29th day of JULY, 20 24. Before me, BREVIN WILKINSON
Name of Notary Public

the undersigned Notary Public, personally appeared

DOUGLAS WINKOWITSCH

Name of Signer(s)

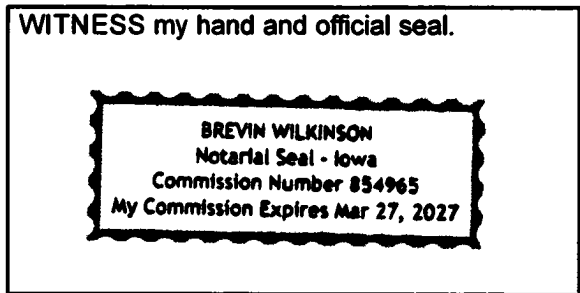
Proved to me on the oath of _____

Personally known to me

Proved to me on the basis of satisfactory evidence IOWA DL 295AE3742

(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.



Notary Seal

(Signature of Notary Public)

My commission expires March 27th, 2027

Optional: A thumbprint is only needed if state statutes require a thumbprint.



For Bank Purposes Only

Description of Attached Document

Type or Title of Document

Document Date

Number of Pages

Signer(s) Other Than Named Above

Account Number (if applicable)



F001-00000DSG5350-01



Acknowledgment by Individual

State of
IOWA

County of
DALLAS

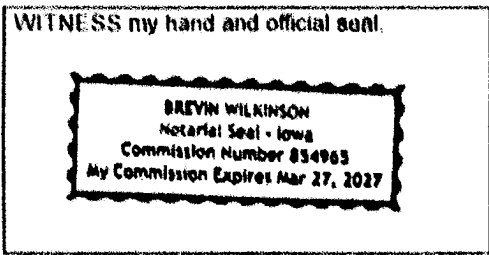
On this 1st day of August, 20 24 Before me, BREVIN WILKINSON
Name of Notary Public

the undersigned Notary Public, personally appeared
KARA WINKOWITSCH *Kara Winkowitsch*

Name of Signer(s)

- Proved to me on the oath of _____
- Personally known to me
- Proved to me on the basis of satisfactory evidence IOWA DRIVERS LICENSE 101FF4543
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it



Notary Seal

Brevin Wilkinson

(Signature of Notary Public)

My commission expires March 27th 2027

Optional: A thumbprint is only needed if state statutes require a thumbprint

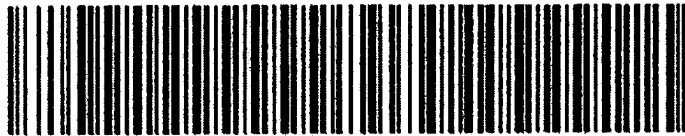


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