

Recorded: 8/20/2024 at 8:04:42.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$239.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 2006

**Return To:** Dalton F. Husmann and Bethany N. Husmann, 22614 Hwy 38, Monticello, IA 52310  
**Taxpayer:** Dalton F. Husmann and Bethany N. Husmann, 22614 Hwy 38, Monticello, IA 52310  
**Preparer:** Kevin T. Deeny, 2100 Asbury Road, Suite 2, Dubuque, IA 52001, (563) 582-7980



### WARRANTY DEED - JOINT TENANCY

For the consideration of Ten Dollars and other valuable consideration, Daniel E. Philippi and Denise K. Philippi, husband and wife, do hereby Convey to Dalton F. Husmann and Bethany N. Husmann, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The West one-half (W $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Thirteen (13), Township Eighty Seven (87), North, Range Three (3), West of the Fifth P.M.

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.

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.

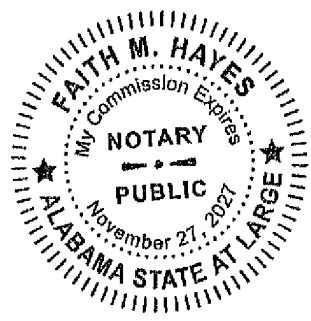
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 6, 2024.

Daniel E. Philippi  
Daniel E. Philippi, Grantor  
Denise K. Philippi  
Denise K. Philippi, Grantor

STATE OF Alabama, COUNTY OF Montgomery

This record was acknowledged before me on August 6, 2024, by Daniel E. Philippi and Denise K. Philippi.



[Signature]  
Signature of Notary Public