

Recorded: 8/21/2024 at 10:40:00.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2028

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076, Phone: 563-933-4334

Taxpayer Information: Jodi L. Burgin and Kelly J. Downs, 35262 Littleport Road, Edgewood, IA 52042

Return Document To: Jodi L. Burgin, 35262 Littleport Road, Edgewood, IA 52042

Grantors: Dean L. Boeckenstedt and Rosalee A. Boeckenstedt

Grantees: Jodi L. Burgin and Kelly J. Downs

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Dean L. Boeckenstedt and Rosalee A. Boeckenstedt, husband and wife, do hereby Convey to Jodi L. Burgin and Kelly J. Downs, the following described real estate in Delaware County, Iowa:

Parcel "C" in the Fractional Southwest Quarter of the Southwest Quarter (Frl. SW $\frac{1}{4}$ - SW $\frac{1}{4}$) of Section Six (6), Township Ninety (90) North, Range Four (4) West of the Fifth Principal Meridian, Delaware County, Iowa, containing 2.31 acres, more or less, and more particularly described by metes and bounds as follows: Commencing at the Southwest Corner of Section 6, Township 90 North, Range 4 West of the 5th P.M.; thence North 00⁰-00'-00" E, 713.67 feet along the west line of the Frl. SW $\frac{1}{4}$ of said Section 6; thence N 90⁰-00'-00" E, 497.90 feet to the Point of Beginning; thence N 90⁰-00'-00" E, 500.50 feet; thence N 00⁰-00'-00" E, 175.00 feet; thence S 90⁰-00'-00" W, 641.78 feet; thence 225.04 feet along the northeasterly right-of-way line of Iowa Highway No. 3 which is along a 1865.71 foot radius curve concave northeasterly with a central angle of 6⁰-54'-40" and a long chord which bears S 38⁰-54'52" E, 224.91 feet to the Point of Beginning. Said described parcel contains 2.31 acres, more or less. The west line of the Frl. SW $\frac{1}{4}$ of Section 6, T90N, R4W is assumed to bear N 00⁰-00'-00" E; per Plat recorded in Book 2022 Page 4698.

This deed is exempt according to Iowa Code 428A.2(11).

Sellers and each of them retain a Life Estate in the above-described real estate for the lifetime of each Grantor and the survivor of them.

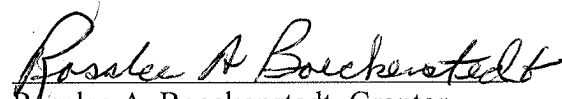
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

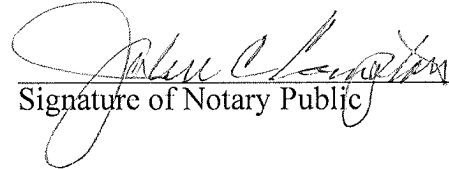
Dated: August 14, 2024.


Dean L. Boeckenstedt, Grantor


Rosalee A. Boeckenstedt, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on August 14, 2024 by
Dean L. Boeckenstedt and Rosalee A. Boeckenstedt.


Signature of Notary Public

