

Recorded: 9/5/2024 at 12:02:27.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$399.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2177

Return To: Jeffrey S. Phillips and Kari J. Phillips, 2087 102nd Street, Edgewood, Iowa 52042
Taxpayer: Jeffrey S. Phillips and Kari J. Phillips, 2087 102nd Street, Edgewood, Iowa 52042
Preparer: Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Kevin M. Kleis and Sarah Kleis, a married couple, do hereby convey to Jeffrey S. Phillips and Kari J. Phillips, 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 One (1) in the Fractional Northeast Quarter (FrNE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 14.

Subject to restrictions, covenants, easements, ordinances and limited access provisions of record.

Grantor(s) do(es) Hereby Covenant with grantees, and successors in interest, that grantor(s) hold(s) 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 grantor(s) 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.

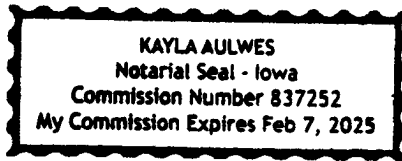
Dated: 9.3.2024

Kevin M. Kleis
Kevin M. Kleis

Sarah Kleis
Sarah Kleis

STATE OF Iowa, COUNTY OF Delaware:

This record was acknowledged before me on 3rd September 2024 by Kevin M. Kleis and Sarah Kleis, a married couple.



Kayla Aulwes
Signature of Notary Public