



Book 2024 Page 2181

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057,
Tel: 563-927-4164

Taxpayer Information: Michael and Lori Cole, 26328 211th Ave, Manchester, IA 52057

Return Document To: Michael and Lori Cole, 20687 Kayak Ct, Manchester, IA 52057

Grantors: Russell Hunt and Krista Hunt

Grantees: Michael W. Cole and Lori L. Cole

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Nine Hundred Thirty Thousand Dollar(s) and other valuable consideration, Russell Hunt, a single person, and Krista Hunt, a single person, do hereby Convey to Michael W. Cole and Lori L. Cole, 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 Forty One (41) of Turtle Creek Camp Replat being part of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼), part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), and part of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) all in Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; also being part of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼), and part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 4340, and also all lake frontage running to the middle of the Maquoketa River bed with regard to said Lot Forty One (41); also Parcel FF Part of Lot 40 of the Turtle Creek Camp Replat of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), Section Twenty-Five (25), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2004, Page 3790

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.

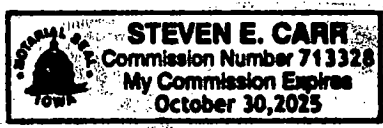
Dated: September 5, 2024.

Russell Hunt
Russell Hunt, Grantor

Krista Hunt, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 5, 2024 and September 6, 2024 by Russell Hunt and Krista Hunt.



Signature of Notary Public