

Recorded: 9/9/2024 at 10:12:22.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$95.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 2215

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:**

John Mossman, 122 E. 4th Street, Vinton, IA 52349, Tel: 319-472-2396

**Taxpayer Information:**

Ryan Kuhns, 20631 247th St., Delhi, IA 52223

**Return Document To:**

Ryan Kuhns, 20631 247th St., Delhi, IA 52223

**Grantors:**

Jason M. Williams  
Brandy L. Williams

**Grantees:**

Ryan Kuhns

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** n/a



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jason M. Williams and Brandy L. Williams, husband and wife, do hereby Convey to Ryan Kuhns, the following described real estate in Delaware County, Iowa:

*Lots Seven (7) and Eight (8), Block Seventeen (17), Delhi, Iowa, according to plat recorded in Book A L.D., Pages 128-129, also the South one-half (S1/2) of the West one hundred thirty two (132) feet of the alley running East and West in said Block Seventeen (17).*

Grantors do Hereby Covenant with grantee, 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.

This deed was prepared at the request of the grantors, without the benefit of a title search and information concerning the property was furnished by grantors. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or status of title to the property.

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.

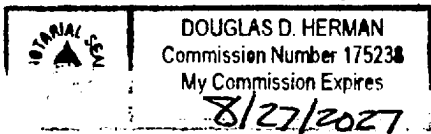
Dated: September 5, 2024.

[Signature]  
Jason M. Williams, Grantor

[Signature]  
Brandy L. Williams, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on September 5, 2024 by Jason M. Williams and Brandy L. Williams, husband and wife.



[Signature]  
Signature of Notary Public