

Recorded: 9/18/2024 at 2:11:58.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$215.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2323

Preparer Information: Erick Skogman, E.I.D.S., 417 1st Avenue SE, Cedar Rapids, IA 52401 (319)363-8285
Return Document To/Address Tax Statements: Cody Bennington and Jenna Bennington, 106 S High St, Greeley, IA 52050

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration Terry Alan Ellis and Darcy Sue Ellis, husband and wife, do hereby convey Cody Bennington and Jenna Bennington, as 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:

That part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty Nine (29), Township Ninety (90) North, Range Four (4), West of the Fifth P.M. described as commencing at a point four (4) rods East and seven (7) rods South of the Northeast corner of Lot Eighteen (18), Block Three (3) in the Town of Greeley, Iowa, and running thence East ten (10) rods, thence South five (5) rods, thence West ten (10) rods, thence North five (5) rods to the point of beginning and that part of said Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Twenty Nine (29) described as commencing at a point twenty and one-half (20 $\frac{1}{2}$) rods North of the middle of the street two (2) rods South of the Southeast corner of Lot Twenty Six (26) of the Town of Greeley, Iowa, and running thence East fourteen (14) rods, thence North one and one-half (1 $\frac{1}{2}$) rods, thence West fourteen (14) rods, thence South one and one-half (1 $\frac{1}{2}$) rods to the point of beginning.

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/has 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(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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.

Mark the true statement with "X"

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.

This transaction is not exempt from the requirement to submit a groundwater hazard statement.

Dated: 09/15/2024

Terry Alan Ellis
Terry Alan Ellis

Darcy Sue Ellis
Darcy Sue Ellis

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me this 15 day of September, 2024,
by Terry Alan Ellis and Darcy Sue Ellis, husband and wife.



Kristine Baldwin
Notary Public - State of Iowa