

Recorded: 10/16/2024 at 9:51:04.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$863.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2604

Return To: Richard and Cynthia Woods, 25798 225th Avenue, Delhi, Iowa 52223

Taxpayer: Richard and Cynthia Woods, 25798 225th Avenue, Delhi, Iowa 52223

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, Timothy Connolly and Kodie Connolly, a married couple, do hereby convey to Richard Woods and Cynthia Woods, 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:

Parcel M, Lot 4 In 1 In 16, & Part of Lot 3 In 1 In 16 Of The Subdivision Of Lot 1 Of Lot 16, H.L.C. First Subdivision, Sec. 19 & Part Of The NE ¼ Of The NW ¼ Of Sec. 30; Parcel N, Part Of The NE ¼ Of The NW ¼ Of Sec. 30, All In T88N, R4W, Delaware County, Iowa, according to plat recorded in Book 2001, Page 2243.

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: 10-15-24

Timothy D Connolly
Timothy Connolly

Kodie Connolly
Kodie Connolly

STATE OF Iowa, COUNTY OF Fayette:

This record was acknowledged before me on October 15, 2024 by Timothy Connolly and Kodie Connolly, a married couple.

Andrea Williams

Signature of Notary Public

