

Recorded: 10/28/2024 at 9:02:24.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$615.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2703

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: Steve and Dina Hedges, 1749 Honey Creek Road, Manchester, IA 52057

Return Document To: Steve and Dina Hedges, 1749 Honey Creek Road, Manchester, IA 52057

Grantors: Emily Kelchen a/k/a Emily Ann Kelchen f/k/a Emily A. Bandy and Tyler J. Kelchen a/k/a Tyler John Kelchen

Grantees: Steve Lee Hedges and Dina Lynn Hedges

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Eighty-Five Thousand Dollar(s) and other valuable consideration, Emily Kelchen a/k/a Emily Ann Kelchen f/k/a Emily A. Bandy and Tyler J. Kelchen a/k/a Tyler John Kelchen, wife and husband, do hereby Convey to Steve Lee Hedges and Dina Lynn Hedges, 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:

That part of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Ten (10), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at the Southwest corner of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) and running thence North on the West line of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) two hundred sixty (260.00) feet, thence Southeasterly to a point on the South line of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) that is three hundred forty (340.) feet East of the point of beginning, thence West along the South line of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) three hundred forty (340.) feet to the point of beginning

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.

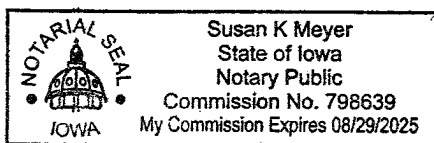
Dated: 10/25/24

Emily Kelchen a/k/a Emily Ann Kelchen f/k/a Emily A. Bandy, Grantor

Tyler J. Kelchen a/k/a Tyler John Kelchen, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 25, 2024 by Emily Kelchen a/k/a Emily Ann Kelchen f/k/a Emily A. Bandy and Tyler J. Kelchen a/k/a Tyler John Kelchen.



Susan K Meyer Signature of Notary Public