

Recorded: 11/6/2024 at 11:38:55.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$632.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2798

**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: Austin Linderwell and Jessica Reth-Linderwell 2699 130th Ave, Ryan, IA 52330

Return Document To: Austin Linderwell and Jessica Reth-Linderwell 2699 130th Ave, Ryan, IA 52330

Grantors: Kevin J. Ryan and Theresa M. Ryan

Grantees: Austin Linderwell and Jessica Reth-Linderwell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Ninety-Five Thousand Five Hundred Dollar(s) and other valuable consideration, Kevin J. Ryan and Theresa M. Ryan, husband and wife, do hereby Convey to Austin Linderwell and Jessica Reth-Linderwell, 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:

Parcel A in the SE¼ of Section 28 Twp. 88 North, Range 6 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 106

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: 11-5-2024

Kevin J. Ryan
Kevin J. Ryan, Grantor

Theresa M. Ryan
Theresa M. Ryan, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 11-5-2024 by Kevin J. Ryan and Theresa M. Ryan.

Signature of Notary Public

