

Recorded: 12/4/2024 at 3:35:57.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$287.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 3022

**Return To:** Kyle Peters, 2752 298th Ave., Hopkinton, IA 52237

**Taxpayer:** Kyle Peters, 2752 298th Ave., Hopkinton, IA 52237

**Preparer:** Brianna J. Reynolds, 2252 Blairs Ferry Road, Hiawatha, IA 52233, Tel: 319-651-5871



## WARRANTY DEED

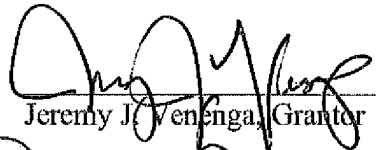
For the consideration of One Dollar(s) and other valuable consideration, Jeremy J. Venenga and Sara L. Venenga, husband and wife, do hereby Convey to Kyle Peters, the following described real estate in Delaware County, Iowa:

The North one hundred two (102.0) feet of the East four hundred ten (410.0) feet of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of Section Thirty Two (32), Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M.

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: 11.23.2024

  
Jeremy J. Venenga, Grantor

  
Sara L. Venenga, Grantor

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on November 23, 2024 by  
Jeremy J. Venenga and Sara L. Venenga.

  
Signature of Notary Public

