

Recorded: 12/23/2024 at 9:15:23.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$479.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 3194

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Reuben Schrock and Katie Schrock, 2842 285th Ave, Hopkinton, Iowa 52237

Return Document To: Reuben Schrock and Katie Schrock, 2842 285th Ave, Hopkinton, Iowa 52237

Grantors: Henry Bontrager and Lydia Bontrager

Grantees: Reuben Schrock and Katie Schrock

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Henry Bontrager and Lydia Bontrager, husband and wife, do hereby Convey to Reuben Schrock and Katie Schrock, 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:

Parcel A Part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ All in Section 6, T87N, R3W of the 5th Principal Meridian Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 56

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: 11-25-2024.

Henry Bontrager
Henry Bontrager, Grantor

Lydia Bontrager
Lydia Bontrager, Grantor

STATE OF MICHIGAN, COUNTY OF Clare

This record was acknowledged before me on November 25, 2024 by Henry Bontrager and Lydia Bontrager, husband and wife.

JENNIFER J. FEDERICO
Notary Public, Midland County, MI
My Commission Expires 07/12/2028
Acting in the county of Clare

Jennifer J. Federico
Signature of Notary Public