

Recorded: 12/26/2024 at 1:00:19.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$679.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 3220

Return To: James C. Flitsch, 18926 161st Avenue, Manchester, IA 52057
Taxpayer: James C. Flitsch, 18926 161st Avenue, Manchester, IA 52057
Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Cavin D. Kelly and Jessica J. Kelly f/k/a Jessica J. Isaacs, Husband and Wife, do hereby Convey to James C. Flitsch, as a Single Person, the following described real estate in Delaware County, Iowa:

Lot Twenty Nine (29) of Prairie Hill Estates, a Subdivision of Parcel C and E in the Southwest Quarter of Section 18, and Parcel C in the Northwest Quarter of Section 19, Township 89 North, Range 5, West of the 5th P.M., according to plat recorded in Book 1999, Page 1731.

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.

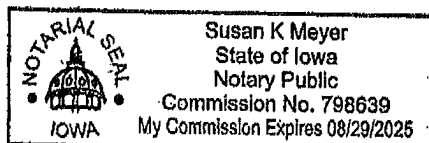
Dated: December 21, 2024

Cavin D. Kelly
Cavin D. Kelly, Grantor

Jessica J. Kelly
Jessica J. Kelly, Grantor
f/k/a Jessica J. Isaacs

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 21, 2024 by
Cavin D. Kelly and Jessica J. Kelly f/k/a Jessica J. Isaacs, husband and wife.



Susan K Meyer
Signature of Notary Public