

Recorded: 2/25/2025 at 12:45:09.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$799.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 490



## **WARRANTY DEED**

**(Joint Tenancy)**

THE IOWA STATE BAR ASSOCIATION  
Official Form #103

**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Tom Jenk, 225 1st Avenue East, Dyersville, Ia 52040, Phone: (563) 875-9112

**Taxpayer Information:** (Name and complete address)

Nicholas Knepper and Emily Knepper, 2570 300th Avenue, Hopkinton, Iowa 52237

**Return Document To:** (Name and complete address)

Nicholas Knepper & Emily Knepper, 2570 300th Avenue, Hopkinton, Iowa 52237

**Grantors:**

Philip J. Recker  
Virginia M. Recker

**Grantees:**

Nicholas Knepper  
Emily Knepper

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED - JOINT TENANCY

For the consideration of \$500,000.00 Dollar(s) and other valuable consideration,  
Philip J. Recker and Virginia M. Recker, husband and wife  
do hereby Convey to  
Nicholas Knepper and Emily Knepper, 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 "B" In Part Of The Southwest Quarter And Part Of The Southwest Quarter Of The Southeast Quarter, All in  
Section 21, T88N, R3W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2010, Page  
3006, subject to easements of record

This Deed is given in consummation of the terms of a Real Estate Contract between the parties hereto dated November  
30, 2010, filed for record on December 3, 2010, and recorded in the Delaware County Recorder's Office in Book  
2010, Page 3886. Grantors warrant the title against the claims of all persons whomsoever arising on or  
before November 30, 2010, and against the lawful claims of all persons claiming by, through or under us or either of  
us since November 30, 2010.

Exempt from Declaration of Value and Groundwater Hazard Statement per #1 - deed given in fulfillment of a  
recorded Real Estate Contract.

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 1st, 2010

Philip J. Recker  
Philip J. Recker

(Grantor)

Virginia M. Recker  
Virginia M. Recker

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This instrument was acknowledged before me on December 1st 2010, by Philip J.  
Recker and Virginia M. Recker, husband and wife

GEORGE A. DAVIS  
Iowa Notarial Seal  
Commission Number: 199715  
My Commission Expires: 12/17/13

Am Ar Don  
, Notary Public