

Recorded: 3/19/2025 at 8:04:41.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.32  
Combined Fee: \$20.32  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 679

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076, Tel: 563-933-4334

**Taxpayer Information:** Sonny James Penney, 209 Elm Street, Manchester, IA 52057

**Return Document To:** Sonny James Penney, 209 Elm Street, Manchester, IA 52057

**Grantors:** Jeffrey N. Penney and Kim M. Penney

**Grantees:** Sonny James Penney

**Legal Description:** See Page 2

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



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jeffrey N. Penney and Kim M. Penney, husband and wife, do hereby Convey to Sonny James Penney, the following described real estate in Delaware County, Iowa:

Parcel F Being Part Of Parcel C And The West 633.01' of Parcel D Of The Former Depot Grounds Of The Former Dubuque & Pacific Railroad, N/K/A Chicago Central & Pacific Railroad, In The NE 1/4, Sec. 31, T89N, R6W Of The Fifth P.M., Town Of Masonville, Delaware County, Iowa, according to plat recorded in Book 2009, Page 2749.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

This deed is exempt according to Iowa Code 428A.2(21).

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: 3-17-2025

Jeffrey N. Penney, Grantor

Kim M. Penney, Grantor

STATE OF IOWA, COUNTY OF Clayton

This record was acknowledged before me on March 17, 2025 by

Notary seal for Nancy L. Keppler, Commission Number 181532, My Commission Expires 10-06-2025

Nancy L. Keppler, Signature of Notary Public