

Recorded: 3/24/2025 at 1:16:32.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$583.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 730

Return To: Spencer James Kluesner and Cassandra Marie Westhoff, 1951 162nd Ave. Manchester, IA 52057

Taxpayer: Spencer James Kluesner and Cassandra Marie Westhoff, 1951 162nd Ave. Manchester, IA 52057

Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Martin A. Simon, a Single Person, does hereby Convey to Spencer James Kluesner and Cassandra Marie Westhoff, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Four (4) of Quaker Mill Ridge - A Subdivision Of The SW 1/4 Of The NW 1/4
And Part Of The N 1/2 Of The NW 1/4 Of The SW 1/4 Of Section 19, T89N, R5W
Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2001,
Page 570

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: March 22, 2025

Martin A Simon
Martin A. Simon, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on March 22, 2025 by
Martin A. Simon, single.

Susan K Meyer
Signature of Notary Public

