

Recorded: 4/4/2025 at 9:53:58.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$1,279.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 855

Return To: John W. Burbridge & Holly J. Burbridge, 101 Hankins St., Delhi, IA 52223
Taxpayer: John W. Burbridge & Holly J. Burbridge, 101 Hankins St., Delhi, IA 52223
Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



WARRANTY DEED JOINT TENANCY

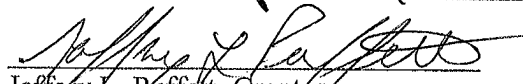
For the consideration of Ten Dollar(s) and other valuable consideration, Jeffery L. Puffett and Jody Puffett, Husband & Wife, do hereby Convey to John W. Burbridge and Holly J. Burbridge, Husband and Wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:


Lots Seven (7), Eight (8) and Nine (9) of H. L. C. Second Subdivision of Part of the North one-half (N $\frac{1}{2}$) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Pages 76-77, and Plat recorded in Book 2005, Page 1927; also all lake frontage running to the waterfront and then at right angles to the middle of Delhi Lake in respect to and adjoining said Lots.

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.

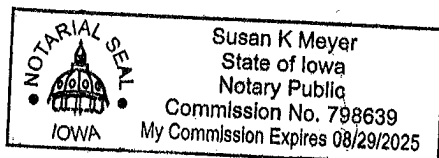
Dated: April 3, 2025

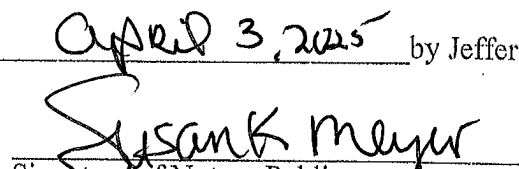

Jeffery L. Puffett, Grantor


Jody Puffett, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 3, 2025 by Jeffery L. Puffett and Jody Puffett, husband and wife.




Signature of Notary Public