

Recorded: 4/7/2025 at 11:54:11.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$949.60  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 870

**Preparer Information:** Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704

**Taxpayer Information:** James Edwin Shover, 3065 200<sup>th</sup> Ave., Hopkinton, IA 52237

**Return Document To:** Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, James Russell Shover, a single person, does hereby Convey to James Edwin Shover, a single person, the following described real estate in Delaware County, Iowa:

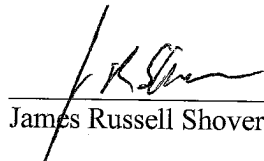
**Parcel 2023-114, Part of the NW ¼ - NW ¼, Part of the NE ¼ - NW ¼, Part of the SW ¼ - NW ¼, & Part of the SE ¼ - NW ¼, All in Section 21, T87N, R4W, of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2023, Page 3242.**

**\*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.**

The Grantor does hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

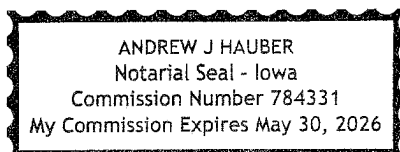
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.


Dated: April 7, 2025

  
James Russell Shover, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN:

This instrument was acknowledged before me on April 7, 2025, by James Russell Shover, a single person.



  
Notary Public