



Book 2025 Page 1017

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Marvin and Mary Ann Yoder, 2958 220th Ave, Delhi, IA 52223

Return Document To: Marvin and Mary Ann Yoder, 2958 220th Ave, Delhi, IA 52223

Grantors: John Henry Yoder and Fannie L. Yoder

Grantees: Marvin J. Yoder and Mary Ann Yoder

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Five Hundred Thousand Dollar(s) and other valuable consideration, John Henry Yoder and Fannie L. Yoder, husband and wife, do hereby Convey to Marvin J. Yoder and Mary Ann Yoder, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Three (3) of Yoder Farm Subdivision, Delaware County, Iowa, according to plat recorded in Book 2019, Page 884; also Parcel 2025-14 in Part of Lot 4 in Yoder Farm Subdivision in Part of the East Half of the Southwest Fractional Quarter of Section 6, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 595.

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.

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.

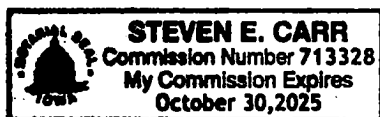
Dated: April 21, 2025.

John Henry Yoder
John Henry Yoder, Grantor

Fannie L. Yoder
Fannie L. Yoder, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 21, 2025 by
John Henry Yoder and Fannie L. Yoder.



Sh E C
Signature of Notary Public