

Recorded: 4/28/2025 at 1:05:57.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$319.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1060

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: Mystique Bennett and Cory Flesch, 1621 300th Ave, Dyersville, IA 52040

Return Document To: Mystique Bennett and Cory Flesch, 1621 300th Ave, Dyersville, IA 52040

Grantors: Scott J. Recker and Gwen Recker

Grantees: Mystique Bennett and Cory Flesch

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY


For the consideration of One Hundred Ninety-Nine Thousand Nine Hundred Dollar(s) and other valuable consideration, Scott J. Recker and Gwen Recker, husband and wife, do hereby Convey to Mystique Bennett, a single person, and Cory Flesch, a single person, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Five (5) of the Subdivision of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Five (5), Township Eighty-nine (89) North, Range Three (3), West of the 5th P.M., in Delaware County, Iowa, according to plat recorded in Book A Plats, Page 2, except the North two hundred eighty four and five-tenths (284.5) feet thereof.

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 9th, 2025



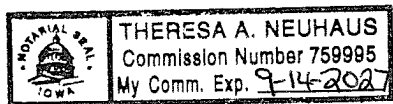
Scott J. Recker, Grantor



Gwen Recker, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 9th, 2025 by
Scott J. Recker and Gwen Recker.





Signature of Notary Public