

Recorded: 6/5/2025 at 8:02:26.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$31.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1414

Return To: Patrick J. and Ann M. Dunkel, 27727 219th St, Earlville, IA 52041
Taxpayer: Patrick J. and Ann M. Dunkel, 27727 219th St, Earlville, IA 52041
Preparer: Todd J. Locher, 202 2nd Ave NW, PO Box 7, Farley, IA 52046, Tel: 563-744-3359



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Kevin J. Hunt, a single person, does hereby Convey to Patrick J. Dunkel and Ann M. Dunkel, as 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 Eleven (11) and Twelve (12), Block Two (2) of the Subdivision of Lot Two (2) of Timbergate Subdivision in Section Thirty Six (36), Township Eighty Nine (89) North, Range Four (4), West of the Fifth Principal Meridian in Delaware County, Iowa, according to plat recorded in Book 4 Plats, Pages 65-67.

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.

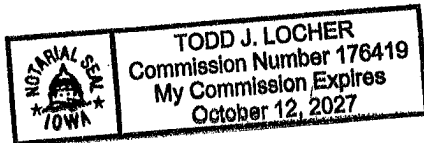
Dated: June 4, 2025.

Kevin J. Hunt

Kevin J. Hunt, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 4, 2025 by
Kevin J. Hunt, a single person.



[Signature]

Signature of Notary Public