

Recorded: 6/11/2025 at 12:49:29.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$768.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1470

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076, Tel: 563-933-4334

Taxpayer Information: John R. and Kathleen V. Wagner, 2504 330th Ave., Worthington, IA 52078

Return Document To: John R. and Kathleen V. Wagner, 2504 330th Ave., Worthington, IA 52078

Grantors: Kevin E. Willman and Joyce A. Willman

Grantees: John R. Wagner and Kathleen V. Wagner

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Kevin E. Willman and Joyce A. Willman, husband and wife, do hereby Convey to John R. Wagner and Kathleen V. Wagner, 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:

Lot Two (2) of the Subdivision of Lot One (1) of the Subdivision of the West one-half (W ½) of the West one-half (W ½) of the Northwest Quarter (NW ¼) of Section Twenty Four (24), Township Eighty Eight (88) North, Range Three (3), West of the Fifth Principal Meridian, according to plat recorded in Book 3 Plats, Page 49.

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: 5/30/25

Kevin E. Willman
Kevin E. Willman, Grantor

Joyce A. Willman
Joyce A. Willman, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 5/30/25 by
Kevin E. Willman and Joyce A. Willman.



Tracy M. Demmer
Signature of Notary Public