



Book 2025 Page 1617

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$815.20

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: James R. and Amy J. Reeder, 16297 188th Street, Manchester, IA 52057

***Return Document To:** James R. and Amy J. Reeder, 16297 188th Street, Manchester, IA 52057

Grantors: Timothy Felderman and Kristin Felderman

Grantees: James R. Reeder and Amy J. Reeder

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

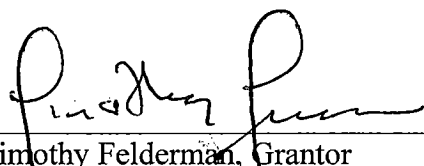
For the consideration of Five Hundred Nine Thousand Nine Hundred Dollar(s) and other valuable consideration, Timothy Felderman and Kristin Felderman, husband and wife, do hereby Convey to James R. Reeder and Amy J. Reeder, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:


Lot Three (3) of Prairie Hill Estates, a Subdivision of Parcel C and E in the Southwest Quarter of Section 18, and Parcel C in the Northwest Quarter of Section 19, Township 89 North, Range 5, West of the 5th P.M., according to plat recorded in Book 1999, Page 1731, and retracement plat recorded in Book 2021, Page 2253

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.

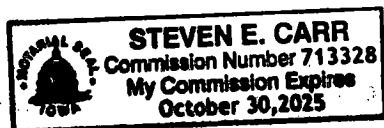
Dated: 6/23/2025

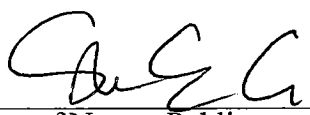

Timothy Felderman, Grantor


Kristin Felderman, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 23, 2025 by
Timothy Felderman and Kristin Felderman.




Signature of Notary Public