

Recorded: 6/25/2025 at 8:08:40.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$250.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1648

Prepared by: Mark R. Van Heukelom
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804

(319) 363-0101
FAX (319) 363-9824

Return to and Address tax statement: Kaitlyn J. Prine, 3120 231st Avenue, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, DARREL R. PORTER and BARBARA A. PORTER, a married couple, do hereby convey to KAITLYN J. PRINE, a single person, the following described real estate located in Delaware County, Iowa:

PARCEL B PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) IN SECTION TWENTY (20), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2007, PAGE 3365.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

The Grantors hereby covenant with Grantee, and successors in interest, that they 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 they covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: June 16, 2025

Darrell R. Porter

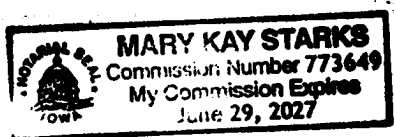
DARREL R. PORTER

Barbara A. Porter

BARBARA A. PORTER

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This instrument was acknowledged before me on June 16, 2025 by DARREL A. PORTER and BARBARA A. PORTER, a married couple.



Mary Kay Starks

(Print Name) Mary Kay Starks
Notary Public in and for said State