

Recorded: 6/26/2025 at 9:31:05.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,039.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1664

Taxpayer/Return To: Andrew & Trisha Becker, 759 Buckingham Place, Marion, Iowa 52302
Preparer: Mark J. Willging 890 Main Street, Suite 200, Dubuque, Iowa 52001, Phone: 563-556-4011

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Kenneth W. Furst, a single person does hereby Convey to Andrew Becker and Trisha Becker, 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 Stone's Fourth Addition to Delaware County, Iowa, a Subdivision of Part of Lot Twenty Eight (28) of Stone's First Addition to Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 130.

AND

Lot Three (3) of Stone's First Addition to Delaware County, Iowa according to plat recorded in Book 2 Plats, Page 90 and re- recorded in Book 3 Plats, Page 109; also Parcel MM, Part of Lot 2 of Stone's Fourth Addition Sec. 25, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2007, Page 1384; and also all lake frontage running to the middle of the Maquoketa River bed with regard to said Lot Three (3).

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 10, 2025.

By: Kenneth W. Furst
Kenneth W. Furst

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 10, 2025, by Kenneth W. Furst, a single person.

[Signature]
Signature of Notary Public

