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Date 7/15/2025 Time 9:44:58AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$599.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

\***Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

**Taxpayer Information:** Edward Stutzman and Esther Stutzman, 2607 315th St, Hopkinton, IA 52237

**Return Document To:** Edward Stutzman, 2607 315th St, Hopkinton, IA 52237

**Grantors:** Lana Drake

**Grantees:** Edward Stutzman and Esther Stutzman

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED JOINT TENANCY


For the consideration of Ten Dollar(s) and other valuable consideration, Lana Drake, a single person, does hereby Convey to Edward Stutzman and Esther Stutzman, 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:

That part of the South One-Half (S1/2) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-Three (23), Township Eighty-Seven North (T87N), Range Four West (R4W) of the Fifth P.M., Delaware County, Iowa, described as commencing at the Northwest corner of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-Three (23), thence South 89°-20' East one thousand three hundred twenty five and two-tenths (1,325.2) feet to the Southwest corner of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-Three (23), thence North three hundred thirty and three-tenths (330.3) feet to the centerline of County Road D47, said point being the point of beginning, thence North 73°-06' East four hundred twenty and six tenths (420.6) feet, thence concave Northeasterly along a three thousand two hundred ninety nine (3,299.0) feet radius curve five hundred fifty two and nine-tenths (552.9) feet, thence North 83°-18' East three hundred eighty one and four-tenths (381.4) feet, thence North one and nine-tenths (1.9) feet, thence North 89°-20' West one thousand three hundred twenty and four-tenths (1,320.4) feet, thence South two hundred ninety seven and four-tenths (297.4) feet to the point of beginning, The West line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-Three (23) is assumed to bear due North and South.

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.

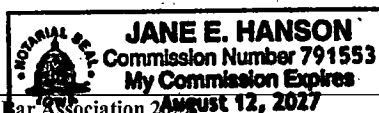
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

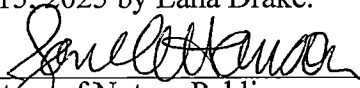
Dated: July 15, 2025.

  
Lana Drake, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 15, 2025 by Lana Drake.



  
Signature of Notary Public