

Recorded: 8/15/2025 at 8:37:19.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$637.60  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 2167

**Return Document To:** Eric A. Rubner & Nicole L. Rubner, 26511 229<sup>th</sup> Ave., Delhi, IA 52223  
**Preparer Information:** SAMUEL M. DEGREE, 300 Main Street, Suite 323, Dubuque, IA 52001, (563) 582-2000  
**Address Tax Statement:** Eric A. Rubner & Nicole L. Rubner, 26511 229<sup>th</sup> Ave., Delhi, IA 52223

### WARRANTY DEED

For the consideration of TEN AND NO/100 (\$10.00) Dollar(s) and other valuable consideration, DAVID E. CORNELL and JANICE N. CORNELL, husband and wife, do hereby Convey to ERIC A. RUBNER and NICOLE L. RUBNER, 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:

Lots Four (4) and Five (5) of Littlefield's Lake Shore Lots of Perpetual rights of use of lands and premises not overflowed in SW ¼ NW ¼, Section 29-88-4 and SE ¼ NE ¼, Section 30-88-4 in Delhi Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 77, also all lake frontage running to middle of the Maquoketa River bed with regard to said Lots Four (4) and Five (5).

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.

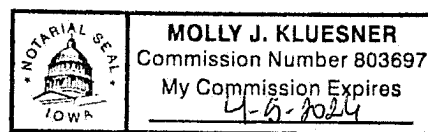
Dated: August 14, 2025

David E. Cornell  
David E. Cornell (Grantor)

Janice N. Cornell  
Janice N. Cornell (Grantor)

STATE OF **IOWA**, COUNTY OF Dubuque

This instrument was acknowledged before me on 8-14-2025, by David E. Cornell & Janice N. Cornell



Molly Kluesner  
, Notary Public