

Recorded: 8/21/2025 at 10:27:38.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2245

Return To: Joseph M. Fannon and Cheryl L. Jennerjohn, 403 E Harrison St, Edgewood, IA 52042

Taxpayer: Joseph M. Fannon and Cheryl L. Jennerjohn, 403 E Harrison St, Edgewood, IA 52042

Preparer: Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Tel: 563-744-3359



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Joseph M. Fannon and Cheryl L. Jennerjohn, husband and wife, do hereby Convey to Joseph M. Fannon and Cheryl L. Jennerjohn, 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:

Beginning at a point two hundred twenty-five (225) feet East of the Southwest corner of Lot Four (4), Perry's Addition to Edgewood, Iowa, thence North one hundred sixty four (164) feet, thence East twenty-six (26) feet, thence North to the North line of Lot One (1), thence East to the Northeast corner of Lot Six (6), thence South along the East Line of said Lot Six (6) and along the East line of Lot Eighteen (18), thence West along the South line of said Lot 18 and Lot 1 to the point of beginning; AND Commencing three hundred forty four (344) feet East of the southwest corner of the South One-half ($S\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Two (2), Township Ninety North (90N) Range Five (5) West of the 5th P.M., thence East three hundred forty-six (346) feet, Thence North at right angle one hundred eighty (180) feet, thence West at right angle three hundred forty six (346) feet, thence South at right angle one hundred eighty (180) feet to the point of beginning; and Commencing at a point one hundred eighty (180) feet North and three hundred fifty (350) feet East of the Southwest corner of the South one-half ($S\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Two (2), Township Ninety North (90N), Range Five (5), West of the 5th P.M., thence East three hundred forty (340) feet, thence North at right angle one hundred fifty-eight (158) feet, thence West at right angle three hundred forty (340) feet, thence South at right angle one hundred fifty eight (158) feet to the point of beginning.

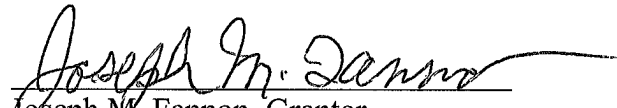
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

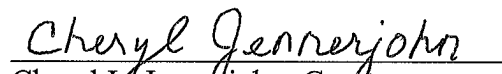
This deed is exempt according to Iowa Code 428A.2(21).

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.

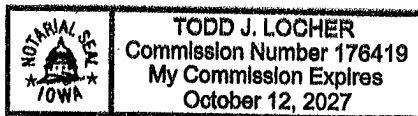
Dated: August 20, 2025.

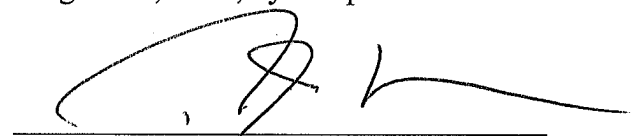

Joseph M. Fannon, Grantor


Cheryl L. Jennerjohn, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 20, 2025, by Joseph M. Fannon and Cheryl L. Jennerjohn, husband and wife.




Signature of Notary Public