

Recorded: 9/2/2025 at 11:50:19.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$577.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2346

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Quinton Dean and Breanna Elizabeth Fellingner, 3341 Goose Hill Road, Hopkinton, IA 52237

Return Document To: George A. Davis - 225 1st Avenue East, Dyersville, Iowa, 52040

Grantors: Timothy P. Fellingner and Carrie A. Fellingner

Grantees: Quinton Dean Fellingner and Breanna Elizabeth Fellingner

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, Timothy P. Fellingner and Carrie A. Fellingner, husband and wife, do hereby Convey to Quinton Dean Fellingner and Breanna Elizabeth Fellingner, 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:

Parcel 2025-23, Part Of The NE $\frac{1}{4}$ - NE $\frac{1}{4}$ & Part Of The SE $\frac{1}{4}$ - NE $\frac{1}{4}$, Section 25, T87N, R3W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 518

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.

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.

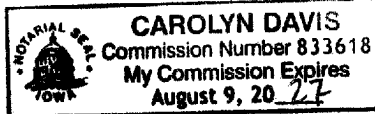
Dated: August 29, 2025.

Timothy P. Fellingner, Grantor

Carrie A. Fellingner, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 29, 2025, by Timothy P. Fellingner and Carrie A. Fellingner, husband and wife.


Signature of Notary Public