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Document 2025 2572 Type 03 001 Pages 2

Date 9/25/2025 Time 3:43:46PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$15.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

 **Taxpayer Information:** Frank L. Staton, 109 Moody Street, Greeley, IA 52050

Return Document To: Frank L. Staton, 109 Moody Street, Greeley, IA 52050

Grantors: James G. Tibbott

Grantees: Frank L. Staton

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Thousand Dollars and other valuable consideration, James G. Tibbott, a single person, does hereby Convey to Frank L. Staton the following described real estate in Delaware County, Iowa:

Lot Nine (9) except the North thirty three and one-half (33 ½) feet of the West one hundred ten and one-half (110 ½) feet thereof, in Block Two (2), Greeley, Iowa, according to plat recorded in Book E L.D., Pages 320-321

This deed is in fulfillment of Real Estate Contract filed April 4, 2012 in Book 2012, Page 1093.

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.

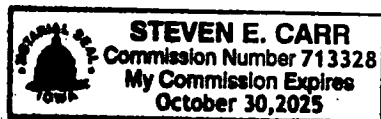
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

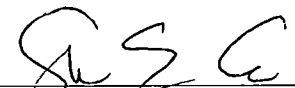
Dated: September 25, 2025.


James G. Tibbott

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 25, 2025 by James G. Tibbott.




Signature of Notary Public