



Book 2025 Page 2573

Document 2025 2573 Type 03 001 Pages 2
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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. and Stephanie Staton, 109 Moody Street, Greeley, IA 52050

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

Grantors: James G. Tibbott

Grantees: Frank L. Staton and Stephanie 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 and Stephanie Staton, 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:

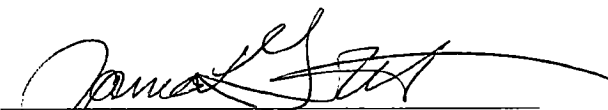
Lot Two (2) and the North twenty two (22) feet of Lot Four (4) of the Subdivision of that part of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty (20), Township Ninety (90) North, Range Four (4), West of the Fifth Principal Meridian, lying East from Railroad and South from center line of East and West prescriptive road, according to plat recorded in Book 1 Plats, Page 49, except beginning at the Southwest corner of said Lot Two (2), thence East along the South line of said Lot Two (2) a distance of one hundred fifteen (115) feet, thence North to the South line of Iowa Highway No. 38, thence Northwesterly along said South line to the West line of said Lot Two (2), thence South to the point of beginning, and also except beginning at the Northeast corner of said Lot Two (2), thence West along the North line of said Lot Two (2) a distance of two hundred thirteen and five-tenths (213.5) feet, thence South to a point on the South line of said Lot Two (2) that is two hundred eighteen and five-tenths (218.5) feet West from the Southeast corner of said Lot Two (2), thence East along said South line to the Southeast corner of said Lot Two (2), thence North to the point of beginning

This deed is in fulfillment of Real Estate Contract filed October 18, 2019 in Book 2019 Page 2919.

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.

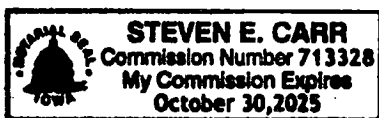
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

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