

Recorded: 10/14/2025 at 10:02:48.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$399.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2743

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: RJ Longmuir, 309 First St. E, Independence, IA 50644, Tel: 319-334-9992

Taxpayer Information: Chris S. Jensen and Sheral A. Jensen, 225 River Street, Iowa City, IA 52246

Return Document To: Chris S. Jensen, 225 River Street, Iowa City, IA 52246

Grantors: Matthew M. Becker

Grantees: Chris S. Jensen and Sheral A. Jensen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

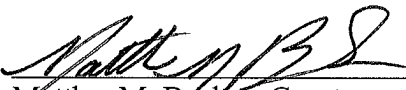
For the consideration of One Dollar(s) and other valuable consideration, Matthew M. Becker, a single person, does hereby Convey to Chris S. Jensen and Sheral A. Jensen, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The West two-sixths (2/6) of the North six-fortieths (6/40) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Five (5), Township Ninety (90) North, Range Six (6), West of the Fifth P.M. in Delaware County, Iowa.

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: OCTOBER 13, 2025.


Matthew M. Becker, Grantor

STATE OF IOWA, COUNTY OF JOHNSON

This record was acknowledged before me on OCTOBER 13, 2025 by Matthew M. Becker.


Signature of Notary Public

