

Recorded: 11/18/2025 at 8:01:53.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$351.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3098

Return To & Taxpayer: Brett A. Gates, 3108 324th Street, Hopkinton, IA 52237
Preparer: Hillary J Friedmann, 318 South River Park Drive, PO Box 609, Guttenberg, IA 52052, Tel: 563-252-1733



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Joshua J. Ludovissy and Meghan A. Ludovissy, husband and wife, do hereby Convey to Brett A. Gates, the following described real estate in Delaware County, Iowa:

Lots Two Hundred Ninety Five (295), Two Hundred Ninety Six (296) and Two Hundred Ninety Seven (297), Sand Spring, Iowa, according to the plat recorded in Book I L.D., Page 220

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.

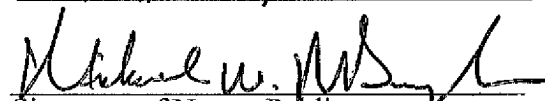
Dated: NOVEMBER 11, 2025


Joshua J. Ludovissy, Grantor


Meghan A. Ludovissy, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on NOVEMBER 11, 2025 by Joshua J. Ludovissy and Meghan A. Ludovissy.


Signature of Notary Public

