

Recorded: 12/1/2025 at 10:39:20.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$283.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3241

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

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

Taxpayer Information: Kevin J. Fischer and Ashley R. Bradley, 2165 332nd Ave, Dyersville, IA 52040

Return Document To: Kevin J. Fischer and Ashley R. Bradley, 2165 332nd Ave, Dyersville, IA 52040

Grantors: Kelli K. Harter

Grantees: Kevin J. Fischer and Ashley R. Bradley

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Seventy-Seven Thousand Five Hundred Dollar(s) and other valuable consideration, Kelli K. Harter, a single person, does hereby Convey to Kevin J. Fischer and Ashley R. Bradley, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Four (4) and Four A (4A) of 332nd Avenue Subdivision, Delaware County, Iowa Section 36, Township 89 North, Range 3 West, according to plat recorded in Book 2021, Page 1829

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.

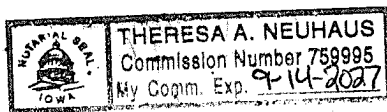
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: November 19, 2025

Kelli K. Harter
Kelli K. Harter, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 19, 2025 by
Kelli K. Harter.



Theresa A. Neuhaus
Signature of Notary Public