

Recorded: 4/13/2026 at 9:27:21.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$367.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 859

Return To: Isabelle M. Groth and Tanner Paul, 1385 227th Avenue, Greeley, IA 52050
Taxpayer: Isabelle M. Groth and Tanner Paul, 1385 227th Avenue, Greeley, IA 52050
Preparer: Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Austin Allen Kuehl and Destinee Vi Flesch, both single persons, do hereby convey to Isabelle M. Groth and Tanner Paul, as Joint Tenants with Full Rights of Survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2017-48; in the Southwest Quarter of the Southeast Quarter, in Section 19, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2017, Page 1980, as corrected by Affidavit recorded in Book 2018, Page 486.

Subject to restrictions, covenants, easements, ordinances and limited access provisions of record.

Grantor(s) do(es) Hereby Covenant with grantees, and successors in interest, that grantor(s) hold(s) 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 grantor(s) 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: 4/10/2026

Austin Allen Kuehl Destinee Vi Flesch
Austin Allen Kuehl Destinee Vi Flesch

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on April 10th, 2026, by
Austin Allen Kuehl and Destinee Vi Flesch, both single persons.

Crystal K Salow
Signature of Notary Public

