

Recorded: 6/18/2026 at 2:13:30.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$342.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1655

Return To: Dawn Balderston & Aaron Balderston, 3888 Sutton Rd., Central City, IA 52214
Taxpayer: Dawn Balderston & Aaron Balderston, 3888 Sutton Rd., Central City, IA 52214
Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Brian K. Montz and Katherine R. Montz, Husband and Wife, do hereby Convey to Dawniell Balderston and Aaron Balderston, 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:

Lots Three (3), Four (4), Five (5), and Six (6) of the subdivision of Lot 106 in "Clairview Acres" at Delhi, Iowa in Sections 23 and 26, Milo Township, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 148.

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.

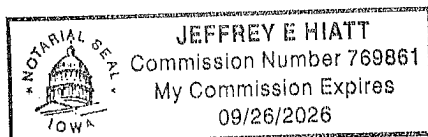
Dated: June 18, 2026

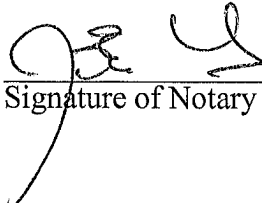

Brian K. Montz, Grantor


Katherine R. Montz, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 18, 2026 by Brian K. Montz and Katherine R. Montz, husband and wife.




Signature of Notary Public