

Recorded: 7/20/2026 at 11:23:50.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$857.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2039

**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: Jessica A. and Mitchell Kruse, 1886 300th Ave., Earlville, IA 52041

Return Document To: Jessica A. and Mitchell Kruse, 1886 300th Ave., Earlville, IA 52041

Grantors: Jason D. Boots and Aubrey Lee Boots, f/k/a Aubrey Lee Kellogg and a/k/a Aubrey L. Kellogg, and f/k/a Aubrey Lee Zurcher and a/k/a Aubrey L. Zurcher

Grantees: Jessica A. Kruse and Mitchell Kruse

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Five Hundred Thirty-Six Thousand Five Hundred Dollar(s) and other valuable consideration, Jason D. Boots and Aubrey Lee Boots, f/k/a Aubrey Lee Kellogg and a/k/a Aubrey L. Kellogg, and f/k/a Aubrey Lee Zurcher and a/k/a Aubrey L. Zurcher, husband and wife, do hereby Convey to Jessica A. Kruse and Mitchell Kruse, 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 three hundred (300) feet of the North three hundred (300) feet of the South eight hundred eighty three (883) feet of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Sixteen (16), Township Eighty Nine (89) North Range Three (3), West of the Fifth P.M.

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: 7/15/24

Jason D. Boots
Jason D. Boots, Grantor

Aubrey Lee Boots
Aubrey Lee Boots, f/k/a Aubrey Lee Kellogg and a/k/a Aubrey L. Kellogg, and f/k/a Aubrey Lee Zurcher and a/k/a Aubrey L. Zurcher

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 7/15/2024 by Jason D. Boots and Aubrey Lee Boots, f/k/a Aubrey Lee Kellogg and a/k/a Aubrey L. Kellogg, and f/k/a Aubrey Lee Zurcher and a/k/a Aubrey L. Zurcher.



Megan A. McAllister
Signature of Notary Public