

Recorded: 7/29/2026 at 1:52:59.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$759.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 2147

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640  
Return Document/ Address Tax Statement: Michael J. Pettlon and Billie Jo Pettlon, 1272 140th Ave, Strawberry Point, IA 52076

### WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s), and other valuable consideration, William D. Pettlon and Lois M. Pettlon, a married couple, do hereby convey to Michael J. Pettlon and Billie Jo Pettlon, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2025-31, Plat of Survey recorded on May 23, 2025 in Book 2025, Page 1316 of the records of the Delaware County, Iowa Recorder, being a part of the NE1/4 SE1/4 in Section 15-90-6, Delaware County, Iowa

*This deed is in partial fulfillment of a certain Real Estate Contract dated April 17, 2017, and filed for record on April 19, 2017, in Volume 2017, Page 1066, of the Records of the County Recorder of Delaware County, Iowa with a payment of \$475,000.00. The transfer is exempt from Declaration of Value and Groundwater Hazard Statement as it is, pursuant to Iowa Code Section 428A.2, given in partial fulfillment of a real estate contract.*

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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.

William D. Pettlon  
William D. Pettlon (Grantor)  
Lois M. Pettlon  
Lois M. Pettlon (Grantor)

STATE OF IOWA COUNTY OF Delaware ) ss:

This record was acknowledged before me this 18<sup>th</sup> day of June, 2026, by William D. Pettlon and Lois M. Pettlon, a married couple.

Nathan D. Lynch  
Notary Public in and for State of Iowa

