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**Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA**

WARRANTY DEED JOINT TENANCY

Recorder's Cover Sheet

Preparer Information: ^{CH}Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Paul Roussell and Heidi R. Roussell, 22666 262nd St, Delhi, IA 52223

Return Document To: Paul Roussell and Heidi R. Roussell, 22666 262nd St, Delhi, IA 52223

Grantors: Heidi R. Roussell and Paul Roussell

Grantees: Paul Roussell and Heidi R. Roussell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Heidi R. Roussell and Paul Roussell, wife and husband, do hereby Convey to Paul Roussell and Heidi R. Roussell, 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:

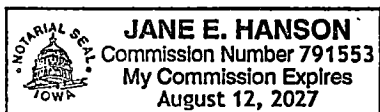
Lot No. 6 on a Plat of Hartwick Lake Club West Subdivision of part of the S 1/2 of Section 24 and of part of the N 1/2 of Section 25, all in T88N, R5W of the Fifth P.M., Delaware County, Iowa, subject to all easements of record and to perpetual usage and flowage rights of record; according to plat recorded in Plat Book 5, Page 40, in the Office of the Delaware County Recorder, together with all easements and servient estates appurtenant thereto, and subject to Protective Covenants and Restrictions recorded in Book V, Page 147, in said office. Lot 7 of Hartwick Lake Club West Second Subdivision recorded in Book 1999, Page 3326 of the records of the Delaware County Recorder. All lake frontage running to the waterfront and then at right angles to the middle of Delhi Lake, also called Hartwick Lake, in respect to and adjoining premises known as Lot No. 6 on a Plat of Hartwick Lake Club West Subdivision of part of the South 1/2 of Section 24 and of part of the N 1/2 of Section 25, all in T88N, R5W of the Fifth P.M., Delaware County Iowa.

This deed is exempt according to Iowa Code 428A.2(11).

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: August 13, 2026



Heidi R. Roussell
Heidi R. Roussell, Grantor

Paul Roussell
Paul Roussell, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 13, 2026 by
Heidi R. Roussell and Paul Roussell.

Jane E. Hanson
Signature of Notary Public