

Recorded: 9/28/2026 at 2:42:43.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$399.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2841

Prepared by: Mark R. Van Heukelom
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804

(319) 363-0101
FAX (319) 363-9824

Return to / Address tax statement to: Cody J. Hunter, 308 Broadway Street SW, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, GREGORY CHARLES KEMP, a single person, does hereby convey to CODY J. HUNTER, the following described real estate located in Delaware County, Iowa:

THE WEST ONE-HALF (W1/2) OF LOT FOUR (4), AND ALL OF LOTS FIVE (5), SIX (6) AND SEVEN (7), BLOCK SIX (6), HOPKINTON SECOND ADDITION BY H. A. CARTER, ACCORDING TO PLAT RECORDED IN BOOK 2 L.D., PAGES 328-329;

AND

LOT THREE (3) AND THE EAST ONE-HALF (E1/2) OF LOT FOUR (4), BLOCK SIX (6), CARTER'S 2ND ADDITION TO HOPKINTON, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2, L.D., PAGE 329

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

The Grantor hereby covenants with Grantee, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

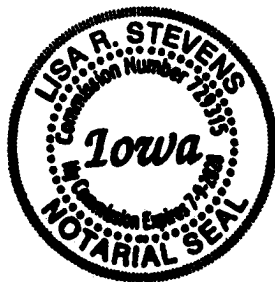
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

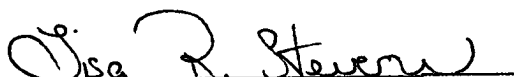
Dated: September 28, 2026


GREGORY CHARLES KEMP

STATE OF IOWA, COUNTY OF JONES, ss:

This instrument was acknowledged before me on September 28, 2026 by GREGORY CHARLES KEMP, a single person.




Notary Public in and for said State