Recorded: 7/9/2020 at 2:41:33.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $183.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 2301

Prepared By: Eric W. Johnson, P.O. Box 178, Waterloo, IA 50704-0178 (319)234-1766
After Recording Return To: Eric W. Johnson, PO Box 178, Waterloo, IA 50704
Address Tax Statement to: Brenden D. Kuennen, 25833 - 208th Avenue, Delhi, IA 52223

WARRANTY DEED

For the consideration of One ($1.00) Dollar and other valuable consideration, David A. Kruse and Stephanie LB Kruse, husband and wife, do hereby Convey to Brenden D. Kuennen, the following described real estate in Delaware County, Iowa:

See attached Exhibit "A"

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: 7-9-2020

David A. Kruse

Stephanie LB Kruse

State of Iowa)
County of Black Hawk)ss

This record was acknowledged before me on this 9th day of July, 2020, by David A. Kruse and Stephanie LB Kruse, husband and wife.

BARBARA J MOSTEK
COMMISSION NO. 720408
MY COMMISSION EXPIRES
JANUARY 15, 2021

EXHIBIT "A"

Lot Four (4) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty-three (23) and Twenty-Six (26), Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200; same being a part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-three (23), Township Eighty-eight (88) North, Range Five (5) West of the Fifth Principal Meridian.

All that land lying Northwesterly of Lot #4, in "Clair-View Acres" Plat, of Delhi, Iowa, within the extensions of the northerly and southerly sides of said lot, which is a part of that property described in Book #96, Page #176, in the office of the County Recorder of Delaware County, Iowa, on October 3, 1974, extending into lake and to the center of the Maquoketa River, and is property as originally purchased from Lake Delhi Recreation Association as signed September 9, 1974, as recorded File #175-727, in Book #96, page 176, 10-7-74, in Office of Delaware County Recorder.