Recorded: 11/4/2020 at 4:14:54.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $225.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 3981

Preparer Information: Erick Skogman, Elderkin & Pirnie, PLC, 316 2nd St SE #124, Cedar Rapids, IA 52401 (319) 362-2137
Return Document To/Address Tax Statements: Jeanne A. ~~Wegner~~ Wenger and Courtney L. Bagley, 712 Sunset Drive, Ryan, IA 52330

WARRANTY DEED – JOINT TENANCY

For the consideration of Ten Dollars and other valuable consideration, Eric P. Tuetken and Maren Avery Tuetken, husband and wife, do/does hereby convey to Jeanne A. ~~Wegner~~ *Wenger, a single person and Courtney L. Bagley, a single person, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in DELAWARE County, Iowa:

Lot 6, Block 2, Sunset Acres Subdivision to Ryan, Iowa, according to plat recorded in Book 2 Plats, Page 81,

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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: Oct. 9, 2020

Eric P. Tuetken

Maren Avery Tuetken

STATE OF IOWA, COUNTY OF Linn

This instrument was acknowledged before me this 9 day of October 2020 by Eric P. Tuetken and Maren Avery Tuetken, husband and wife.

Notary Public – State of Iowa

FELISHA JUNGE
Commission Number 745405
My Commission Expires
7/10/22