Recorded: 12/1/2020 at 8:36:43.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $1,039.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4412

PREPARER: Nick Strittmatter 123 East First Street PO Box 229 Monticello,IA 52310 Ph 319-465-3531
TAX INFO: Kurt and Sarah Wedewer, 21691 262nd Street, Delhi, IA 52223
RETURN TO: Nathan D. Runde, 2080 Southpark Court, Dubuque, IA 52003

WARRANTY DEED – JOINT TENANCY

For the consideration of one dollar ($1.00)---------- and other valuable consideration, RICHARD W. HUGHES and SUSAN HUGHES, husband and wife, do hereby convey to KURT D. WEDEWER and SARAH J. WEDEWER, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Lot Thirty One (31) of the Plat of Hartwick Lake Club West Subdivision of Part of the South One-Half (S1/2) of Section Twenty-Four (24) and of Part of the North One-Half (N1/2) of Section Twenty-Five (25), all in Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 40; also all lake frontage, running to the waterfront and then at right angles to the middle of Hartwick Lake, in respect to and adjoining said Lot Thirty One (31).

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: November 12, 2020.

Richard W Hughes
RICHARD W. HUGHES **(Grantor)**

Susan Hughes
SUSAN HUGHES **(Grantor)**

STATE OF IOWA, COUNTY OF Jones **, §**

On this 12th day of November, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared RICHARD W. HUGHES and SUSAN HUGHES, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

NOTARIAL SEAL IOWA
N. L. STRITTMATTER
Commission Number 111429
My Commission Expires
4-5-21

Notary Public