Recorded: 1/8/2021 at 8:19:51.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $236.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 106

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
George Davis, 225 1st Avenue East Dyersville, Iowa 52040
Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Matthew L. and Danelle M. Hudspeth, 206 Kohlst, Martelle, Iowa 52305

Return Document To: (Name and complete address)
Matthew L. and Danelle M. Hudspeth, 206 Kohlst, Martelle, Iowa 52305

Grantors:
Zachary A. Muller

Grantees:
Matthew L. Hudspeth
Danelle M. Hudspeth

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of Ten ($10.00 Dollar(s) and other valuable consideration, Zachary A. Muller, a single person do hereby Convey to Matthew L. Hudspeth and Danelle M. Hudspeth, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: Lots Nineteen (19) and Twenty (20) of Camp-O-Delhi, a Subdivision of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty Four (24), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M., in Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 78

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 on January 4, 2021

Zachary A. Muller (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ~~DUBUQUE~~ Delaware

This record was acknowledged before me on January 4, 2021, by Zachary A. Muller, a single person

NOTARIAL SEAL IOWA
SUSAN K MEYER
Commission Number 798639
My Commission Expires 8-6-22

Susan K Meyer
Signature of Notary Public

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