Recorded: 3/12/2021 at 4:07:55.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $446.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 909

Return To/Taxpayer: Edward A. and Tracy L. Grage, 2267 185th Ave., Manchester, IA 52057
Preparer: Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, Kirk J. Recker, a single person, does hereby Convey to Edward A. Grage and Tracy L. Grage, 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:

> Lot Two (2) of K and J Pin Oak Subdivision of part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Four (4), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 44.

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: 3-12-2021

Kirk J Recker
Kirk J. Recker (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE ss.

This record was acknowledged before me this 12th day of March, 2021, by Kirk Recker.

Teresa Turnis
Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-21