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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return Document To: Lucas John and Emily Katherine Miller, 115 Elmwood Ct., Epworth, IA 52045
Preparer Information: Bridget L. Goldbeck, 1154 Iowa Street, Dubuque, IA 52001, Phone: (563) 557-7360
Address Tax Statement: Lucas John and Emily Katherine Miller, 115 Elmwood Ct., Epworth, IA 52045

WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other valuable consideration, **Gerald F. Tucker and Joyce M. Tucker**, husband and wife, do hereby Convey to **Lucas J. Miller and Emily K. Miller**, 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:

Parcel E Part of the Southwest Quarter (SW¼) of the Northwest Fractional Quarter (NW Frac. ¼) in Section Three (3), Township Eighty-eight North (T88N), Range Three West (R3W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 1.29 acres including 0.29 acres of public road right of way and subject to easements of record and more particularly described by metes and bounds as follows; per plat recorded in Bk 2005 Page 2122

COMMENCING at the West Quarter Corner of Section Three (3), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 00°-02'-04" West 580.02 feet along the West line of the Southwest Quarter (SW¼) of the Northwest Fractional Quarter (NW Frac. ¼) to the POINT OF BEGINNING; Thence continuing along said West line North 00°-02'-04" West 207.42 feet;

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: April 30, 2021.

Gerald F. Tucker (Grantor)

Joyce M. Tucker (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE] ss:

This record was acknowledged before me on April 30, 2021, by Gerald F. Tucker and Joyce M. Tucker, husband and wife.

Notary Public

Tucker Gerald to Lucas & Emily Miller Deed/sh

BRIDGET L. GOLDBECK
Commission Number 780195
My Comm. Exp. 9/10/22

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