**Recorded: 3/9/2022 at 8:03:32.0 AM**
**County Recording Fee: $17.00**
**Iowa E-Filing Fee: $3.00**
**Combined Fee: $20.00**
**Revenue Tax: $2,238.40**
**Delaware County, Iowa**
**Daneen Schindler RECORDER**
**BK: 2022 PG: 795**

# WARRANTY DEED
## Recorder's Cover Sheet

**Preparer Information:** George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

**Taxpayer Information:** Kevin W. Gentz, 1105 290th Avenue, Colesburg, IA 52035

**Return Document To:** George A. Davis, 225 1st Avenue East, Dyersville, IA 52040

**Grantors:** Ruth Gentz

**Grantees:** Kevin W. Gentz

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

# WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Ruth Gentz, a single person, does hereby Convey to Kevin W. Gentz, a single person, the following described real estate in Delaware County, Iowa:

The North one-half (N1/2) of the Southeast Quarter (SE1/4) and a right of way easement along the East line of the South one-half (S1/2) of the Southeast Quarter (SE1/4); Section Nineteen (19), Township Ninety (90) North, Range Three (3), West of the Fifth P.M. and The West fractional one-half (Wfr1/2) of the Southwest Quarter (SW1/4) of Section Nineteen (19), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., except Parcel A Part Of The Northwest Fractional Quarter (NW Frac. 1/4) Of The Southwest Fractional Quarter (SW Frac. 1/4) And Part Of The Southwest Fractional Quarter (SW Frac. 1/4) Of The Southwest Fractional Quarter (SW Frac. 1/4) All In Section Nineteen (19), Township Ninety North (T90N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 3580.

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: 7th day of March, 2022.

Ruth Gentz

Ruth Gentz, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on this 7th day of March, 2022 by Ruth Gentz.

GEORGE A. DAVIS
Commission Number 800975
My Commission Expires
December 28, 2022

Signature of Notary Public

©The Iowa State Bar Association 2022
IowaDocs®