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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED - JOINT TENANCY
Recorder's Cover Sheet

Preparer Information:
Kevin H. Clefisch, 108 S. Main St., P.O. Box 37, Garnavillo, IA 52049, Phone: (563) 964-2675

Taxpayer Information:
Stephen D. Wilson & Phyllis L. Wilson, 239 Headwater Drive, Greenwood, SC 29649

Return Document To:
Kevin H. Clefisch, 108 S. Main St., P.O. Box 37, Garnavillo, IA 52049

Grantors:
Stephen D. Wilson & Phyllis L. Wilson

Grantees:
Stephen D. Wilson & Phyllis L. Wilson

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2022, Page 3240
Book 2022, Page 3650

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Stephen D. Wilson and Phyllis L. Wilson, husband and wife, do hereby Convey to Stephen D. Wilson and Phyllis L. Wilson, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, a One-half interest held by Stephen D. Wilson individually in the following described real estate in Delaware County, Iowa:

Parcel '2022-61'; Being part of Parcel 'A' Being part of the Southeast Quarter of the Northwest Quarter (SE¼-NW¼), All of the Southwest Quarter of the Northeast Quarter (SW¼-NE¼), Part of the Fractional Northwest Quarter of the Northeast Quarter (Frl. NW¼-NE¼), Part of the Fractional Northeast Quarter of the Northeast Quarter (Frl. NE¼-NE¼), and Part of the Southeast Quarter of the Northeast Quarter (SE¼-NE¼); All in Section 3, Township 90 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, according to a plat recorded in Book 2022, Page 1658.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

This deed is exempt according to Iowa Code 428A.2(11).

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: 6 Jan 2023

S D Wilson
Stephen D. Wilson, Grantor

Phyllis L Wilson
Phyllis L. Wilson, Grantor

ANGELA M. PROCTOR NOTARY PUBLIC SOUTH CAROLINA

STATE OF SOUTH CAROLINA, COUNTY OF GREENWOOD

This record was acknowledged before me on 6th of Jan 2023 by Stephen D. Wilson and Phyllis L. Wilson, husband and wife.

Angela M Proctor
Signature of Notary Public

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