Recorded: 4/12/2024 at 10:10:27.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 786

Return To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644
Taxpayer: Kevin L. Glanz and Sandra K. Glanz, 1697 190th Ave., Manchester, IA 52057
Preparer: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Phone: 319-334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Steven K. Jones and Deniese Jones, husband and wife, do hereby convey to Kevin L. Glanz and Sandra K. Glanz, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, **all of our undivided interest** to the following described real estate in Delaware County, Iowa:

See Addendum A.

***This Deed is exempt pursuant to Iowa Code Section 428A.2(21).**

***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.**

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 5, 2024.

Steven K. Jones, Grantor

Deniese Jones, Grantor

STATE OF IOWA, COUNTY OF Buchanan, ss

This record was acknowledged before me on April 5th, 2024 by Steven K. Jones and Deniese Jones, husband and wife.

CHARITY ERDELT
Notarial Seal - Iowa
Commission Number 850690
My Commission Expires Sep 8, 2026

Notary Pubic

Addendum A

The North one half of the North one half of the Southwest quarter of the Southeast quarter; and the North one half of the Southeast quarter of Section Thirty One (31), Township Ninety (90) North, Range Five (5), West of the 5th P.M., except cemetery described as follows: Commencing at the Northeast corner of the Southeast quarter of Section Thirty One (31), running thence West thirteen (13) rods, thence South seventeen (17) rods, thence East thirteen (13) rods; thence North seventeen (17) rods to place of beginning, EXCEPT Parcel 2024-16 as described in Plat of Survey recorded in Book 2024, Page 655 of the Delaware County, Iowa Recorder.