Recorded: 6/14/2024 at 9:50:08.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $319.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1323

WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Jason D. Carlson and Rachel J. Carlson, 20057 248th Street, Manchester, IA 52057

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644,

Grantors: Steven K. Jones, Deniese Jones, Kevin L. Glanz and Sandra K. Glanz

Grantees: Jason D. Carlson and Rachel J. Carlson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Steven K. Jones and Deniese Jones, husband and wife and Kevin L. Glanz and Sandra K. Glanz, husband and wife, do hereby Convey all of their undivided interest to Jason D. Carlson and Rachel J. Carlson, 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 2024-16, part of the NW ¼ of the SE ¼ of Section 31, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa according to Plat recorded in Book 2024, Page 655.

The Company hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: June 13, 2024.

Steven K. Jones

Kevin L. Glanz

Deniese Jones

Sandra K. Glanz

STATE OF IOWA, COUNTY OF Delaware

This instrument was acknowledged before me on June 13, 2024, by Steven K. Jones and Deniese Jones, husband and wife.

TROY R. LOUWAGIE
Commission Number 701554
My Commission Expires
February 4, 2027

Notary Public

STATE OF IOWA, COUNTY OF Delaware

This instrument was acknowledged before me on June 13, 2024, by Kevin L. Glanz and Sandra K. Glanz, husband and wife.

TROY R. LOUWAGIE
Commission Number 701554
My Commission Expires
February 4, 2027

Notary Public