Recorded: 2/10/2025 at 1:32:35.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $999.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 358

Return To: Nicholas H. Reicher and Tracey A. Reicher, 26741 Meadowview Lane, Delhi, IA 52223
Taxpayer: Nicholas H. Reicher and Tracey A. Reicher, 26741 Meadowview Lane, Delhi, IA 52223
Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Kody R. Anderegg and Amy J. Anderegg, Husband and Wife, do hereby Convey to Nicholas H. Reicher and Tracey A. Reicher, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel Y Part Of The SW 1/4-SW 1/4 Sec. 30, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2007, Page 3728; also Lot Thirteen (13) of Keith's Second Subdivision A Subdivision Of Part Of The SW 1/4 Of The SE 1/4 And Part Of The SW 1/4 Sec. 30, T88N, R4W Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 2601

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.

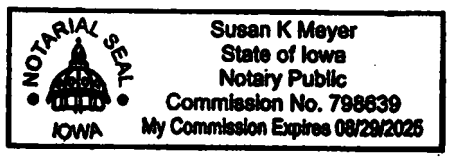
Dated: February 5, 2025.

Kody R. Anderegg, Grantor

Amy J. Anderegg, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on February 5, 2025 by Kody R. Anderegg and Amy J. Anderegg, husband and wife.



Signature of Notary Public