Book 2025 Page 410
Document 2025 410 Type 03 001 Pages 2
Date 2/14/2025 Time 11:26:07AM
Rec Amt $12.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Dustin J. Monaghan & Kristy L. Monaghan, 2471 150th Avenue, Manchester, Iowa 52057

Return Document To: Dustin J. Monaghan & Kristy L. Monaghan, 2471 150th Avenue, Manchester, Iowa 52057

Grantors: Dustin J. Monaghan and Kristy L. Monaghan

Grantees: Dustin J. Monaghan and Kristy L. Monaghan

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, Dustin J. Monaghan and Kristy L. Monaghan, husband and wife, do hereby Convey to Dustin J. Monaghan and Kristy L. Monaghan, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2013-34 Being Part of the Southeast Quarter of the Southeast Quarter (SE¼ of SE¼) and part of the Northeast Quarter of the Southeast Quarter (NE¼ of SE¼); all in Section 14, Township 88 North, Range 6 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2013, Page 1302.

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: February 12, 2025.

Dustin J Monaghan

Dustin J. Monaghan, Grantor

Kristy J Monaghan

Kristy L. Monaghan, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 12, 2025 by Dustin J. Monaghan and Kristy L. Monaghan, husband and wife.

JANE E. HANSON
Commission Number 791553
My Commission Expires
August 12, 2027

Jane E Hanson

Signature of Notary Public

©The Iowa State Bar Association 2023
IowaDocs®