Recorded: 2/21/2025 at 1:01:48.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $199.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 462

Return To/Taxpayer: Colin Matthew Brown, 1527 165th Street, Manchester, IA 52057 (563) 608-1989
Preparer: Benjamin M. Lange, Lange & McMahon, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, Lonnie L. Latteyer and Judy R. Latteyer, husband and wife, do hereby Convey to Colin Matthew Brown, a single person, the following described real estate in **Delaware** County, Iowa:

Parcel C – Part of the SE ¼ of the NW ¼ of Section 1, T89N, R6W of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 131.

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 19th, 2025.

Lonnie L. Latteyer (Grantor)

Judy R. Latteyer (Grantor)

STATE OF IOWA, COUNTY OF Delaware ss.

This record was acknowledged before me this 19th day of February, 2025, by Lonnie L. Latteyer and Judy R. Latteyer.

Teresa Turnis
Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-27