Recorded: 12/22/2025 at 2:13:27.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $309.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3515

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Travis and Kendra Nefzger, 2938 140th Street, Earlville, IA 52041

Return Document To: Carolyn C. Davis, 225 1st Ave East, Dyersville, Iowa 52040

Grantors: Rick T. Kruse and Ranee Kruse

Grantees: Travis Nefzger and Kendra Nefzger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Rick T. Kruse and Ranee Kruse, husband and wife, do hereby Convey to Travis Nefzger and Kendra Nefzger, 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 2025-49, Part of the NE1/4 of the NW1/4 Section 29, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to the recorded plat thereof

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: December 22, 2025.

Rick T. Kruse, Grantor

Ranee Kruse, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on December 22, 2025, by Rick T. Kruse and Ranee Kruse, husband and wife.

CAROLYN DAVIS
Commission Number 833618
My Commission Expires
August 9, 2027

Signature of Notary Public

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