Recorded: 11/4/2026 at 11:46:12.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $799.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3253

This instrument prepared by:
TIM ESTLUND, Tim A Estlund, 100 1st Ave NE, Ste 105, Cedar Rapids, IA 52401
Phone No.: 319-378-6788

Mail tax statements and return document to:
Joseph McEvoy and Maureen McEvoy, 1505 Linn Delaware Rd, Coggon, IA 52218

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kelvin L. Olson, a single person**, does hereby convey unto **Joseph McEvoy and Maureen McEvoy, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

That part of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Thirty Six (36), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian described as commencing at a point on the South line of said Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) that is fifteen (15) rods and four (4) feet East of the Southwest corner of said Section Thirty Six (36), and running thence North twelve (12) rods, thence East twelve and five-tenths (12.5) rods, thence South twelve (12) rods, thence West twelve and five-tenths (12.5) rods to the point of beginning; also Parcel A, Part Of The SW 1/4 - SW 1/4 Of Sec. 36, T87N, R6W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2005, Page 3840

Order No.: 808-35525/BJK

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

Kelvin L. Olson

STATE OF Iowa)
) SS:
COUNTY OF Linn)

This instrument was acknowledged before me on October 30th 2026 by Kelvin L. Olson, a single person.

Notary Public in and for said State

HALEIGH MCMURRIN
Commission Number 819617
My Commission Expires
August 20, 2028