Book 2026 Page 3326
Document 2026 3326 Type 03 001 Pages 2
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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $503.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: RIVER RIDGE ESCROW CO
600 BOYSON RD NE STE 200
CEDAR RAPIDS IA 52402

~~Return To~~/Taxpayer: Tim Raymond George Reis and Christal Lee Reis, 18889 171st Ave., Manchester, IA 52057
Preparer: Benjamin M. Lange, Lange Law Firm, PLC, 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, Thayne L. Benz and Kathryn Benz, husband and wife, do hereby Convey to Tim Raymond George Reis and Christal Lee Reis, as Joint Tenants with Full Rights of Survivorship and not as tenants in common, the following described real estate in **Delaware** County, Iowa:

Lots Seventeen (17) and Eighteen (18), Block Four (4) of Sunset Beach, a Subdivision of parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 20, except Parcel "J" Being Part Of Lot 17, Block 4, Sunset Beach, A Subdivision Of Parts Of Sections 17, 18 and 20, Township 89 North, Range 5 West Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2011, Page 1956; excepting rights of flowage; also Lot Four (4) of Hawker's Sunset Beach Subdivision Part Of Lot 2, Block No. 5, Part Of Shady Lane, And Part Of Sunset View Road In Sunset Beach In The SW 1/4 - SW 1/4 Of Sec. 17, T89N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2019, Page 3219.

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: November 4, 2026.

Thayne L. Benz, Grantor

Kathryn Benz, Grantor

STATE OF IOWA, COUNTY OF Delaware ss.

This record was acknowledged before me this 4th day of November, 2026, by Thayne L. Benz and Kathryn Benz.

Signature of Notary Public

