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Document 2021 2025 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$79.20

Rev Stamp# 202 DOV# 203

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: Edward and Marla Wulfekuhle, 108 Franklin St, Delhi, Iowa 52223

Return Document To: Edward and Marla Wulfekuhle, 108 Franklin St, Delhi, Iowa 52223

Grantors: Janice A. Russ

Grantees: Edward A. Wulfekuhle and Marla L. Wulfekuhle as trustees of the Edward A. Wulfekuhle Living Trust dated August 21, 2019, and any amendments thereto

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, Janice A. Russ, a single person, does hereby Convey to Edward A. Wulfekuhle and Marla L. Wulfekuhle, Trustees of the Edward A. Wulfekuhle Living Trust dated August 21, 2019, and any amendments thereto, the following described real estate in Delaware County, Iowa:

The West one hundred sixty four and five-tenths (164.5) feet of Lot Four (4), of Auditor's Plat No. 4 - Cramer Lakeside Subdivision of part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Sixteen (16), Township Eighty-Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, City of Delhi, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 185

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.

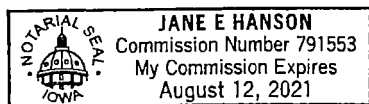
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 4, 2021.

Janice A. Russ
Janice A. Russ, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 4, 2021 by
Janice A. Russ, a single person.



[Signature]
Signature of Notary Public