



Book 2021 Page 3061

Document 2021 3061 Type 03 001 Pages 2

Date 8/27/2021 Time 11:46:40AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$50.40

Rev Stamp# 358 DOV# 357

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Nefzger Properties, LLC, 101 Tower Drive, Manchester, IA 52057

Return Document To: Nefzger Properties, LLC, 101 Tower Drive, Manchester, IA 52057

Grantors: James L. Kelchen

Grantees: Nefzger Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Thirty-Two Thousand Dollar(s) and other valuable consideration, James L. Kelchen, a single person does hereby Convey to Nefzger Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

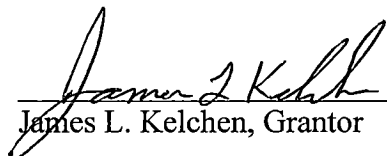
Parcel 2021-89, part of the NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 34, T88N, R5W in Delaware County, Iowa, according to plat recorded in Book 2021, Page 2413

Seller reserves, for farming purposes, a perpetual access easement across the south 20 feet of the real estate for the benefit of seller's retained land adjacent to the west.

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: August 24, 2021.


James L. Kelchen, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 26, 2021 by James L. Kelchen, single.


Signature of Notary Public

