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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
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: Gabriel and April Ehrler, 27 Orchard Lane Ct., Manchester, IA 52057

Return Document To: Gabriel and April Ehrler, 27 Orchard Lane Ct., Manchester, IA 52057

Grantors: Jerome J. Heims

Grantees: Gabriel Ehrler and April Ehrler

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Eighty-Two Thousand Five Hundred Dollar(s) and other valuable consideration, Jerome J. Heims, a single person, does hereby Convey to Gabriel Ehrler and April Ehrler, as 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:

LOT ONE (1) OF THE SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) AND PART OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) ALL IN SECTION TWENTY THREE (23), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 5, PLATS, PAGE 8

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.

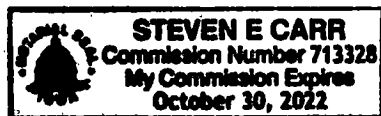
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: September 9, 2021.

Jerome J. Heims
Jerome J. Heims, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 9, 2021 by Jerome J. Heims, single.



Sh E C
Signature of Notary Public