

Recorded: 10/1/2021 at 12:02:41.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$2,047.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3440



WARRANTY DEED

Return to: Tyler Joseph Wessels, 3175 218th Street, Earlville, IA 52041

Taxpayer: Tyler Joseph Wessels, 3175 218th Street, Earlville, IA 52041

Preparer: Kevin T. Deeny, Kane, Norby & Reddick, P.C., 2100 Asbury Road, Suite 2, Dubuque, IA 52001, (563) 582-7980

For the consideration of Ten Dollar(s) and other valuable consideration, Joe G. Wessels a/k/a Joseph G. Wessels and Kathy Wessels, husband and wife,

Tyler Joseph Wessels do hereby Convey to

the following described real estate in

Delaware County, Iowa:

That part of the East one-half (E ½) of the Northeast Quarter (NE ¼) of Section Thirty Two (32) lying South of the railroad right of way; and that part of the West one-half (W ½) of the Northwest Quarter (NW ¼) of Section Thirty Three (33) lying South of the railroad right-of-way; all in Township Eighty Nine (89) North, Range Three (3), West of the Fifth Principal Meridian; also Parcel 2021-95 in Part of the West Half of the Northeast Quarter of Section 32, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa, except that Railroad Right of Way and Except Land owned by the State of Iowa described in Land Deed Book 63, Page 45, according to plat recorded in Book 2021, Page 2576.

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 on October 1, 2021

Joseph G. Wessels

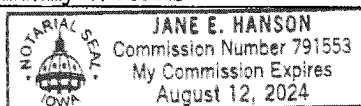
Joseph G. Wessels (Grantor)

Kathy Wessels

Kathy Wessels (Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on October 1, 2021, by Joseph G. Wessels and Kathy Wessels



Daneen Schindler
Signature of Notary Public