

Recorded: 10/29/2021 at 12:03:51.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$189.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3804

Return To: Justin M. Kluesner, 1635 300th Ave, Dyersville, IA 52040

Taxpayer: Justin M. Kluesner, 1635 300th Ave, Dyersville, IA 52040

Preparer: Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Phone: 563-744-3359



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Charlotte M. Knipper a/k/a Charlotte E. Knipper, a single person, does hereby Convey to Justin M. Kluesner, as a single person, the following described real estate in Delaware County, Iowa:

The part of Lot One (1) of the Subdivision of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Five (5), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 2, described as commencing at a point on the East line of said Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), which point is three hundred forty one (341.0) feet South of the Northeast corner of said Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), and running thence West three hundred eight (308.0) feet, thence South eighty eight (88.0) feet, thence East one hundred seventy five (175.0) feet, thence North seventy (70.0) feet, thence East one hundred thirty three (133.0) feet, thence North eighteen (18.0) feet to the point of beginning.

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.

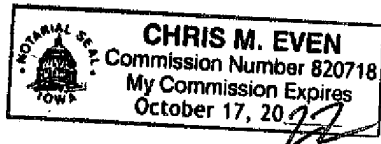
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 10.29.2021

Charlotte M. Knipper
Charlotte M. Knipper a/k/a Charlotte E.
Knipper, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 29, 2021 by
Charlotte M. Knipper a/k/a Charlotte A. Knipper, a single person.



Chris M. Even
Signature of Notary Public