

**Recorded: 11/15/2021 at 3:50:39.0 PM**  
**County Recording Fee: \$22.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$25.00**  
**Revenue Tax: \$74.40**  
**Delaware County, Iowa**  
**Daneen Schindler RECORDER**  
**BK: 2021 PG: 4010**

**WARRANTY DEED**  
**(Several Grantors)**  
**Recorder's Cover Sheet**

**Preparer Information:** Chris M Even, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

**Taxpayer Information:** Jeremy J. Nefzger and Teresa Nefzger, 1558 NE 126<sup>th</sup> Ave., Alleman, IA 50007

**Return Document To:** Chris M Even, 225 1st Avenue East, Dyersville, Iowa, 52040

**Grantors:** Shirley A. Nefzger, Irene M. Pasker and Nadine J. Ruley

**Grantees:** Jeremy J. Nefzger and Teresa Nefzger

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(Several Grantors)

For the consideration of One Dollar(s) and other valuable consideration, Shirley A. Nefzger, widowed, Irene M. Pasker, widowed, and Nadine J. Ruley, widowed, do hereby Convey to Jeremy J. Nefzger and Teresa Nefzger, husband and wife, as joint tenants with right of survivorship, the following described real estate in Delaware County, Iowa, a three-fifths (3/5ths) interest in:

Lot 3 of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), except that portion used for road, described as commencing at the Southeast corner of said Lot 7, and running thence North to a point 20 feet North of the Southwest corner of said Lot 4, thence West 20 feet, thence South to the South line of Lot 7, thence East 20 feet to the point of beginning and that part of Lot 3 of the Subdivision of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 25, Township 89 North, Range 4, West of the 5th P.M., according to the plat recorded in Book A Plats, Page 72 (described as commencing at the Southwest corner of Lot 2 of said Subdivision, and running thence South 143 feet, thence East 180 feet, thence North 143 feet, thence West 180 feet to the point of beginning, subject to easements of record); and North 11 feet of Lot 7 of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), except the East 20 feet thereof, and the West 46 feet of the East 66 feet of Lot 7, except the North 11 feet thereof, all in Section 25, Township 89 North, Range 4 in the City of Earlville, Delaware County, Iowa, consisting of 7.38 Acres more or less

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: October 5, 2021

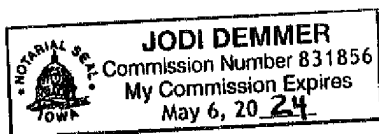
Shirley A. Nefzger  
Shirley A. Nefzger, Grantor

Irene M. Pasker  
Irene M. Pasker, Grantor

Nadine J. Ruley  
Nadine J. Ruley, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE; SS:

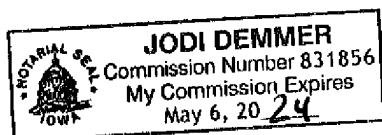
This record was acknowledged before me on October 5, 2021 by  
Shirley A. Nefzger, widowed.



Jodi Demmer  
Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE; SS:

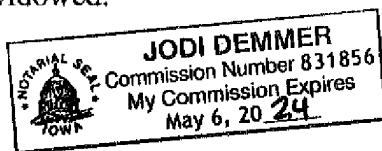
This record was acknowledged before me on October 5, 2021 by  
Irene M. Pasker, widowed.



Jodi Demmer  
Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE; SS:

This record was acknowledged before me on October 5, 2021 by  
Nadine J. Ruley, widowed.



Jodi Demmer  
Signature of Notary Public