

**Recorded: 11/18/2021 at 8:42:21.0 AM**  
**County Recording Fee: \$32.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$35.00**  
**Revenue Tax: \$24.80**  
**Delaware County, Iowa**  
**Daneen Schindler RECORDER**  
**BK: 2021 PG: 4030**

**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:** Douglas J. Nefzger, Dottie D. Nefzger, Catherine M. McGee, Ronald K. McGee, David J. Nefzger, Mary Nefzger, Paul J. Nefzger, Tracy L. Nefzger, Ann E. Ripley and Brent A. Ripley

**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, Douglas J. Nefzger, Dottie D. Nefzger, Catherine M. McGee, Ronald K. McGee, David J. Nefzger, Mary Nefzger, Paul J. Nefzger, Tracy L. Nefzger, Ann E. Ripley and Brent A. Ripley, 1/5 interest collectively, 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:

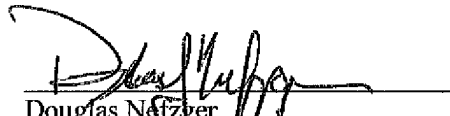
**This transaction is exempt under Iowa Code 428A.2(10)**

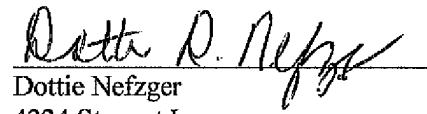
All interest in Lot 3 of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), except that portion used for road, described as commencing at the Southeast corner of said Lot 7, and running thence North to a point 20 feet North of the Southwest corner of said Lot 4, thence West 20 feet, thence 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

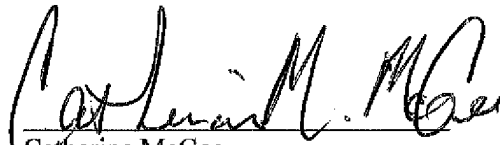
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

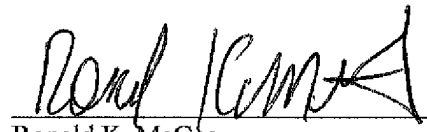
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

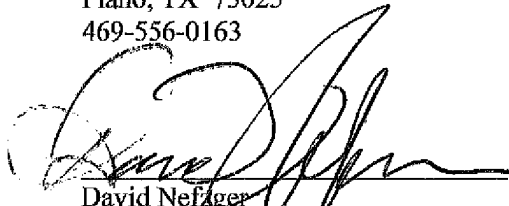
Dated: AUGUST 31, 2021.

  
Douglas Nefzger  
4224 Stewart Lane  
Cedar Falls, IA 50613  
319-404-5000

  
Dottie Nefzger  
4224 Stewart Lane  
Cedar Falls, IA 50613  
563-380-9377

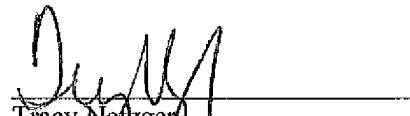
  
Catherine McGee  
8001 Stone Ridge Dr  
Plano, TX 75025  
469-556-0163

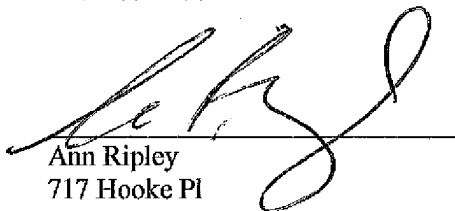
  
Ronald K. McGee  
8001 Stone Ridge Dr  
Plano, TX 75025  
469-618-6059

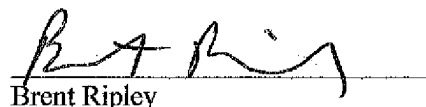
  
David Nefzger  
1736 Seminole Ave NW  
Cedar Rapids, IA 52405  
319-363-3099

  
Mary Nefzger  
1736 Seminole Ave NW  
Cedar Rapids, IA 52406  
319-363-3099

  
Paul Nefzger  
617 N Delrose St  
Wellington, KS 67152  
620-326-1133

  
Tracy Nefzger  
617 N Delrose St  
Wellington, KS 67152  
620-440-7870

  
Ann Ripley  
717 Hooke Pl  
Edmonton, Alberta, Canada  
T5A 5H4  
780-473-0377

  
Brent Ripley  
717 Hooke Pl  
Edmonton, Alberta, Canada  
T5A 5H4  
780-473-0377

STATE OF IOWA, COUNTY OF Linn

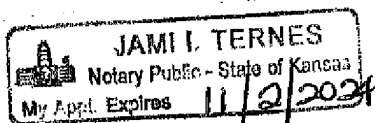
This record was acknowledged before me on August 23 2021 by  
Mary Nefzger, married.



Andrea Vogel  
Signature of Notary Public

STATE OF KANSAS, COUNTY OF Sumner

This record was acknowledged before me on August 19, 2021 by  
Paul J. Nefzger, married.



Jami I. Ternes  
Signature of Notary Public

STATE OF KANSAS, COUNTY OF Sumner

This record was acknowledged before me on August 19, 2021 by  
Tracy L. Nefzger, married.



Jami I. Ternes  
Signature of Notary Public

CITY OF EDMONTON, PROVINCE OF ALBERTA, CANADA

This record was acknowledged before me on August 16 / 2021 by  
Ann E. Ripley, married.

Saqib Javald-Barrister & Solicitor  
Signature of Notary Public and Commissioner for  
Oaths in the Province of Alberta  
10621-121 Street Edmonton, AB T5N 1S5  
Ph: (780) 717-0384 Email: sj@sjslaw.ca

CITY OF EDMONTON, PROVINCE OF ALBERTA, CANADA

This record was acknowledged before me on August 16 / 2021 by  
Brent A. Ripley, married.

Saqib Javald-Barrister & Solicitor  
Signature of Notary Public

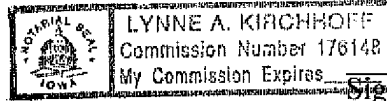
**NO LEGAL ADVICE  
SOUGHT OR GIVEN**

Saqib Javald-Barrister & Solicitor  
Notary Public and Commissioner for  
Oaths in the Province of Alberta  
10621-121 Street Edmonton, AB T5N 1S5  
Ph: (780) 717-0384 Email: sj@sjslaw.ca

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 31, 2021 by  
Douglas J. Nefzger, married.

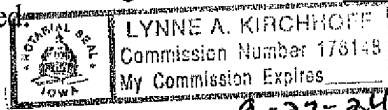
9-27-24



Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE

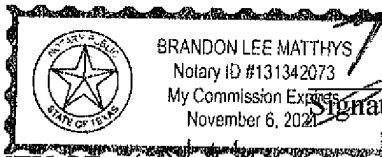
This record was acknowledged before me on August 31, 2021 by  
Dottie D. Nefzger, married.



Signature of Notary Public

STATE OF TEXAS, COUNTY OF Collin

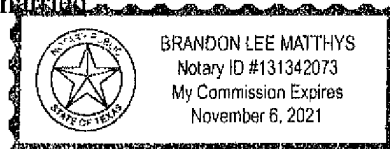
This record was acknowledged before me on August 23, 2021 by  
Catherine M. McGee, married.



Signature of Notary Public

STATE OF TEXAS, COUNTY OF Collin

This record was acknowledged before me on August 23, 2021 by  
Ronald K. McGee, married.



Signature of Notary Public

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on August 27, 2021 by  
David J. Nefzger, married.



Signature of Notary Public