

F+M BK



Book 2021 Page 4202

Document 2021 4202 Type 03 001 Pages 2

Date 12/06/2021 Time 2:11:12PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$479.20

Rev Stamp# 540 DOV# 542

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: Ryan and Tiffany Wulfekuhle, 2435 290th Street Delhi, IA 52223

Return Document To: Ryan and Tiffany Wulfekuhle, 2435 290th Street Delhi, IA 52223

Grantors: Daniel A. Wulfekuhle and Jane M. Wulfekuhle

Grantees: Ryan Wulfekuhle and Tiffany B. Wulfekuhle

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Thousand Dollar(s) and other valuable consideration, Daniel A. Wulfekuhle and Jane M. Wulfekuhle, husband and wife, do hereby Convey to Ryan Wulfekuhle and Tiffany B. Wulfekuhle, 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:

Parcel 2021-10; in the Southeast Quarter of the Southeast Quarter Section 4, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2021, Page 3118

Grantors also convey a perpetual easement for ingress and egress over the existing driveway on Grantor's retained real estate in the Southeast Quarter of the Southeast Quarter Section 4, Township 87 North, Range 4 West of the 5th P.M. that lies adjacent to the east and northeast of the real estate conveyed herein. Said easement shall run with the land for the benefit of the real estate conveyed herein.

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.

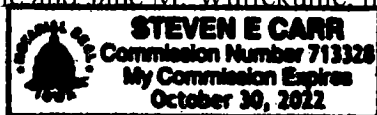
Dated: 12-3-2021

Daniel A. Wulfekuhle
Daniel A. Wulfekuhle, Grantor

Jane M. Wulfekuhle
Jane M. Wulfekuhle, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 3, 2021 by Daniel A. Wulfekuhle and Jane M. Wulfekuhle, husband and wife.



Steven E Carr
Signature of Notary Public