



Book 2022 Page 1175

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer: Attorney James W. Hackbart, 304 3rd Street, P.O. Box 113, Grafton, Iowa 50440, Tel. (763) 486-9824

Taxpayer: Nancy A. Feldt as Trustee of the Nancy A. Feldt Trust, 23639 179th Avenue, Manchester, Iowa 52057

WJ **Return To:** Nancy A. Feldt, 23639 179th Avenue, Manchester, Iowa 52057

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, we, Curtis J. Feldt and Nancy A. Feldt, husband and wife, do hereby convey to the Nancy A. Feldt Trust u/a/d April 8, 2022, the following described real estate in Delaware County, Iowa:

UNDIVIDED ONE HALF (1/2) INTEREST IN:

Lot Two (2) of McGraw Second Subdivision, a subdivision of Lot One (1) of Lot B of McGraw Subdivision in the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eight (8), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian.

Parcel C of the Survey Plat recorded at Book 6 Plats, Page 203, Delaware County Records, except that part of Parcel C described as: Lot Two (2) of McGraw's Second Subdivision all in the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eight (8), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, subject to easements of record on the Survey Plat for the benefit of Grantors.

Lot Three (3) of McGraw Second Subdivision, a subdivision of Lot One (1) of Lot B of McGraw Subdivision in the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eight (8), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 97, together with our interest in Well and Water Agreement recorded in Book 2, Misc., Page 105, Delaware County Records.

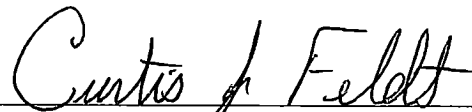
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey


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.

Exempt under Iowa Code Section 428A.2 (21).

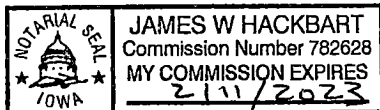
Dated: April 8, 2022

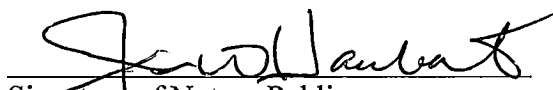

Curtis J. Feldt (Grantor)


Nancy A. Feldt (Grantor)

STATE OF IOWA)
) ss
COUNTY OF WORTH)

This record was acknowledged before me by Curtis J. Feldt and Nancy A. Feldt, husband and wife, on this 8th day of April, 2022.




Signature of Notary Public