

Recorded: 4/29/2022 at 11:59:03.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$375.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1387

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Sheldon Phillips and Kelly Brehm, 2970 State Hwy. 3, Colesburg, Iowa 52035

Return Document To: Sheldon Phillips and Kelly Brehm, 2970 State Hwy. 3, Colesburg, Iowa 52035

Grantors: Whitney Heer, f/k/a Whitney S. Wilgenbusch and Matthew Heer

Grantees: Sheldon Phillips and Kelly Brehm

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

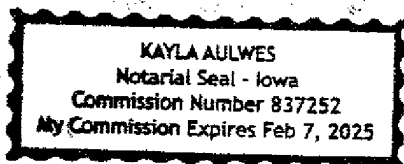
For the consideration of Ten Dollar(s) and other valuable consideration, Whitney Heer, f/k/a Whitney S. Wilgenbusch and Matthew Heer, wife and husband, do hereby Convey to Sheldon Phillips and Kelly Brehm, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

That part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Five (5), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., described as commencing at a point eight hundred forty two (842) feet and seven (7) inches East from the Northwest corner of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), thence ninety degrees (90°) South two hundred ten (210) feet and nine inches, thence Easterly two hundred seventy one (271) feet and two inches (2) inches, thence Northerly two hundred seventeen (217) feet, thence Westerly two hundred ninety five (295) 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: April 27th, 2022



Whitney Heer

Whitney Heer, f/k/a Whitney S. Wilgenbusch,
Grantor

Matthew Heer

Matthew Heer, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 27th April 2022 by
Whitney Heer, f/k/a Whitney S. Wilgenbusch and Matthew Heer, wife and husband.

Kayla Aulwes
Signature of Notary Public