

Recorded: 5/18/2022 at 8:02:27.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$455.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1598

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: Brandon Gansemer and Kelly Wendt Gansemer, 20 E. Franklin Street, Delhi, IA 52223

Return Document To: Brandon Gansemer and Kelly Wendt Gansemer, 20 E. Franklin Street, Delhi, IA 52223

Grantors: Colton J. Nefzger and Angela K. Wendt

Grantees: Brandon E. Gansemer and Kelly J. Wendt Gansemer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Eighty-Five Thousand Dollar(s) and other valuable consideration, Colton J. Nefzger, a single person, and Angela K. Wendt, a single person, do hereby Convey to Brandon E. Gansemer and Kelly J. Wendt Gansemer, 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 A; Part Of The NW $\frac{1}{4}$ -SW $\frac{1}{4}$, Sec. 16, T88N, R4W Of The Fifth P.M., City of Delhi, Delaware County, Iowa, according to plat recorded in Book 2004, Page 2400

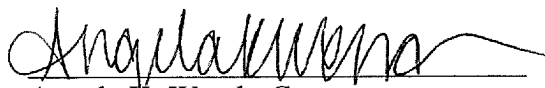
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: May 13, 2022



Colton J. Nefzger, Grantor



Angela K. Wendt, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 13, 2022 by Colton J. Nefzger, a single person, and Angela K. Wendt, a single person.



Signature of Notary Public

