



Book 2022 Page 1736

Document 2022 1736 Type 03 001 Pages 3

Date 6/03/2022 Time 8:23:26AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$79.20

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: Alan F. Wulfekuhle and Kathryn A. Wulfekuhle, PO Box 206, Quasqueton, IA 52326

EW
Return Document To: Alan F. Wulfekuhle and Kathryn A. Wulfekuhle, PO Box 206, Quasqueton, IA 52326

Grantors: Lance Nemmers and Cari Nemmers

Grantees: Alan F. Wulfekuhle and Kathryn A. Wulfekuhle

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

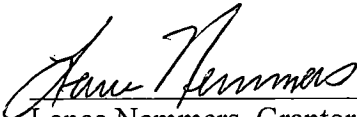
For the consideration of Fifty Thousand Dollar(s) and other valuable consideration, Lance Nemmers and Cari Nemmers, husband and wife, do hereby Convey to Alan F. Wulfekuhle and Kathryn A. Wulfekuhle, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

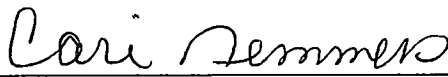
That part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M. described as beginning at the Northeast corner of said Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), thence South along the East line of said Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) seven hundred thirty one and nine-tenths (731.9) feet, thence North 46° 58' West three hundred sixty two and five-tenths (362.5) feet, thence North 58° 30' West one hundred twenty six and seven-tenths (126.7) feet, thence North 73° 08' West one hundred sixty two and two-tenths (162.2) feet, thence North 50° 39' West one hundred ninety two and six-tenths (192.6) feet, thence North 51° 13' West three hundred twenty eight and three-tenths (328.3) feet, more or less, to a point on the North line of said Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and which point is four hundred four and two-tenths (404.2) feet East of the Northwest corner of said Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), thence East along the North line of said Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) 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: June 2, 2022.


Lance Nemmers, Grantor


Cari Nemmers, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 2, 2022 by Lance Nemmers and Cari Nemmers, husband and wife.



Signature of Notary Public

