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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

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, except that part platted as Lake View First Addition to Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 55.

This deed is exempt according to Iowa Code 428A.2(10). Corrects Warranty Deed recorded June 3, 2022 in Book 2022, Page 1736.

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 27, 2022.

Lance Nemmers
Lance Nemmers, Grantor

Cari Nemmers
Cari Nemmers, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 27, 2022 by Lance Nemmers and Cari Nemmers, husband and wife.

S. E. Carr
Signature of Notary Public

