

Recorded: 8/29/2022 at 11:31:12.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$103.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2578

**WARRANTY DEED
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: Blake Hogan, 25188 218th Avenue, Delhi, IA 52223

Return Document To: Blake Hogan, 25188 218th Avenue, Delhi, IA 52223

Grantors: Robert Schulte and Colleen Schulte

Grantees: Blake Hogan

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Sixty-Five Thousand Dollar(s) and other valuable consideration, Robert Schulte and Colleen Schulte, husband and wife, do hereby Convey to Blake Hogan, the following described real estate in Delaware County, Iowa:

Lot 5 of Subdivision of Part of the NW¼ of the SW¼ - Plat No. 2 Section 17, T88N, R4W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2019, Page 878

This deed is given in fulfillment of real estate contract dated April 29, 2019 and filed April 30, 2019 in Book 2019, Page 945.

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: August 23, 2022.

Robert Schulte, Grantor

Colleen Schulte, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 23, 2022 and August 24, 2022 by Robert Schulte and Colleen Schulte, husband and wife.

Signature of Notary Public

