

Recorded: 9/29/2022 at 1:03:37.0 PM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$432.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2923

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Thomas J. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Larry G. Maiers, 1928 260th Avenue, Earlville, Iowa 52041

Return Document To: Thomas J. Hanson, Hanson Law Office, 401 E. Main St., Manchester, IA 52057

Grantors: Sandra J. Winter and Ralph N. Winter

Grantees: Larry G. Maiers

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Sandra J. Winter and Ralph N. Winter, wife and husband, do hereby Convey to Larry G. Maiers, the following described real estate in Delaware County, Iowa:

All of our right, title and interest in and to the following described real estate.

The Northwest Quarter (NW1/4) of Section Twenty-Three (23), and the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-Two (22), except a strip one (1) rod wide on the South side of said Forty, all in Township Eight-Nine (89) North, Range Four (4), West of the Fifth P.M., except the South 550 feet of the North 1406 feet of the West 600 feet of the West one-half (W1/2) of the Northwest quarter (NW1/4) of said Section Twenty Three (23).

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

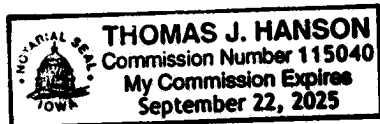
Dated: September 28, 2022.

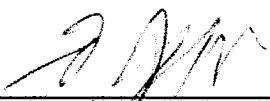
Sandra J. Winter
Sandra J. Winter, Grantor

Ralph N. Winter
Ralph N. Winter, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 28, 2022 by
Sandra J. Winter and Ralph N. Winter, wife and husband.





Signature of Notary Public