

Recorded: 11/2/2022 at 1:26:45.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$27.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3303

Return To: Roberts & Eddy, P.C., 2349 Jamestown Avenue, Ste 4, Independence, IA 50644

Taxpayer: Colgan Lorber Family Revocable Trust, % Patrick D. Colgan & Chloe A. Colgan, Trustees, 25691 207th Avenue, Delhi, IA 52223

Preparer: A.J. Flickinger, 2349 Jamestown Avenue, Ste 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Alan F. Wulfekuhle and Kathryn A. Wulfekuhle, husband and wife, do hereby Convey to Patrick D. Colgan and Chloe A. Colgan, Trustees of Colgan Lorber Family Revocable Trust the following described real estate in Delaware County, Iowa:

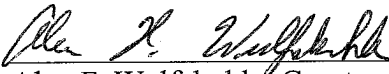
**Parcel 2022-97, Part of the NW ¼ SE ¼ of Sec. 23, T88N, R5W of the 5th P.M.,
Delaware County, Iowa, according to plat recorded in Book 2022, Page 2886.**

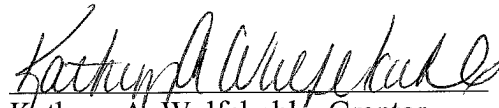
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

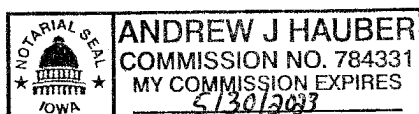
Dated: October 28, 2022

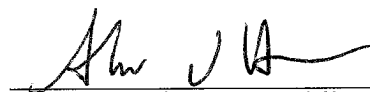

Alan F. Wulfekuhle, Grantor


Kathryn A. Wulfekuhle, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on October 28, 2022,
by Alan F. Wulfekuhle and Kathryn A. Wulfekuhle, husband and wife.




Signature of Notary Public