

Recorded: 11/18/2022 at 8:41:20.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$127.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3429

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Ryan Wendt and Paige Wendt, 2389 230th Avenue, Delhi, Iowa 52223

Return Document To: Ryan Wendt and Paige Wendt, 2389 230th Avenue, Delhi, Iowa 52223

Grantors: David C. Wendt

Grantees: Ryan D. Wendt and Paige Wendt

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, David C. Wendt, a single person, does hereby Convey to Ryan D. Wendt and Paige Wendt, 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:

PARCEL 2022-100 BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ -SE $\frac{1}{4}$) OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA ACCORDING TO THE PLAT RECORDED IN BOOK 2022, PAGE 2326.

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.

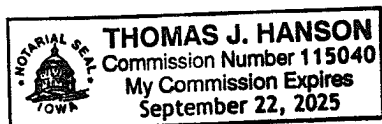
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 27, 2022

David C. Wendt
David C. Wendt, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 27, 2022 by David C. Wendt, single.



[Signature]
Signature of Notary Public