

Recorded: 2/10/2023 at 3:31:30.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$140.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 317

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: Douglas Nadermann, 2154 230th Ave., Manchester, IA 52057

Return Document To: Douglas Nadermann, 2154 230th Ave., Manchester, IA 52057

Grantors: Timothy Lyle Nadermann a/k/a Timothy L. Nadermann

Grantees: Douglas Ryan Nadermann

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Eighty-Eight Thousand Dollar(s) and other valuable consideration, Timothy Lyle Nadermann a/k/a Timothy L. Nadermann, a single person, does hereby Convey to Douglas Ryan Nadermann, the following described real estate in Delaware County, Iowa:

Vacated Lots Ninety Four (94) through One Hundred Twenty One (121), inclusive, Delaware, Iowa, according to plat recorded in Book 2 L.D., Pages 488-489, except that part included in Parcel I Part of the SW1/4, Sec. 32, T89N R4W Of The Fifth P.M. Town of Delaware, Delaware County, Iowa, according to the plat recorded in Book 2005, Page 2612

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.

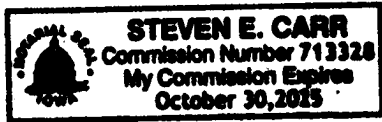
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: February 10, 2023.

Timothy Lyle Nadermann
Timothy Lyle Nadermann a/k/a
Timothy L. Nadermann, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 10, 2023 by Timothy Lyle Nadermann a/k/a Timothy L. Nadermann.



Signature of Notary Public