

Recorded: 7/31/2023 at 3:09:23.0 PM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$671.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 1793

**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:** Nie Wolfe, LLC, 102 E. Linn Street, Quasqueton, IA 52326

**Return Document To:** Nie Wolfe, LLC, 102 E. Linn Street, Quasqueton, IA 52326

**Grantors:** Henry S. Bramman and Margaret S. Bramman

**Grantees:** Nie Wolfe, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of Four Hundred Twenty Thousand Dollar(s) and other valuable consideration, Henry S. Bramman and Margaret S. Bramman, husband and wife, do hereby Convey to Nie Wolfe, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The East sixty (60) rods of the South twenty-six and sixty-six one-hundredths (26.66) rods of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section One (1), and the East three-quarters (E3/4) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twelve (12), all in Township Eighty-Nine (89) North, Range Six (6), West of the Fifth P.M.

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.

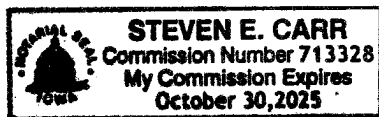
Dated: July 28, 2023.

Henry S. Bramman
Henry S. Bramman, Grantor

Margaret S. Bramman
Margaret S. Bramman, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 28, 2023 by Henry S. Bramman and Margaret S. Bramman.



Signature of Notary Public