

Recorded: 10/25/2023 at 3:40:36.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$567.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2661

Return To: James Lucas Fukey, 2545 310th Ave, Hopkinton, IA 52237
Taxpayer: v James Lucas Fukey, 2545 310th Ave, Hopkinton, IA 52237
Preparer: William H. Roerman, 230 2nd St SE Ste 214, Cedar Rapids, IA 52401, Phone: (319) 362-2137

WARRANTY DEED

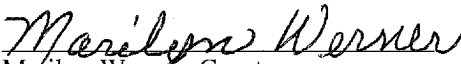
For the consideration of Ten Dollar(s) and other valuable consideration, Marilyn Werner, a/k/a Marilyn R. Werner, a single person, does hereby Convey to James Lucas Fukey, a single person, the following described real estate in Delaware County, Iowa:

Lots Five (5), Six (6), and Seven (7) of the Plat of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), and Part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), all in Section Twenty-One (21), Township Eighty-Eight North (T88N), Range Three West (R3W) of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 141.

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.

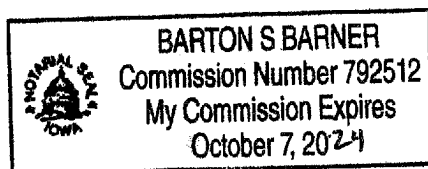
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

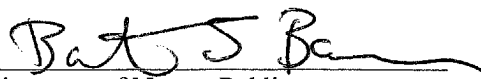
Dated: 10-19-2023


Marilyn Werner, Grantor

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on 10-19-2023 by Marilyn Werner, a single person.




Signature of Notary Public