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Document 2023 2998 Type 03 001 Pages 9
Date 11/29/2023 Time 3:00:34PM
Rec Amt \$47.00 Aud Amt \$5.00
Rev Transfer Tax \$39.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Joel E. Mcfarlane, 104 Woods Edge Dr, Edgewood, Iowa 52042, USA
David A. Mcfarlane, 694 E. 1700 Rd, Balwin City, Kansas 66006;
Claude L. Mcfarlane III, 5706 Nutone Street, Fitchburg Wisconsin 53711
Phone: (563) 929-3060

After recording, return deed to:

ⓧ James D. Bandy, 1243 132nd Street, Dundee, Iowa 52038

Address tax statement to: James D. Bandy, 1243 132nd Street, Dundee, Iowa 52038

Warranty Deed

For and in consideration of \$25,000.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Joel E. Mcfarlane, not married, of 104 Woods Edge Dr, Edgewood, Iowa 52042, USA, David A. Mcfarlane, married, of 694 E. 1700 Rd, Balwin City, Kansas 66006, and Claude L. Mcfarlane III, married, of 5706 Nutone Street, Fitchburg Wisconsin 53711, (collectively the "Grantor"), does hereby convey, with general warranty covenants, unto James D. Bandy, married, of 1243 132nd Street, Dundee, Iowa 52038, (the "Grantee"), all right, title, interest, estate, claim and demand in the following described real estate in Delaware, County, Iowa:

The North 1/8 of the Southwest 1/4 of the Southeast 1/4 of Section Sixteen (16),
Township 90 North, Range 6 West of the 5th P.M.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the same unto the Grantee and unto the Grantee's heirs and assigns forever, with all appurtenances attached to the property.

Taxes for tax year 2023 will be paid by the Grantor.

Iowa Code Section 558.69(8A)(a)

"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."

The Grantor does for the Grantee forever hereby covenant with the Grantee that the Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property; and to forever warrant and defend the title to the Property against all claims whatsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases contained within this deed, including acknowledgement of this deed, will be construed as in the singular or plural, and as masculine or feminine gender, according to context.

Grantor Signatures:

DATED: 16 November 2023

Joel E. McFarlane

Joel E. McFarlane,

104 Woods Edge Drive

Edgewood, Iowa, 52042

STATE OF IOWA, COUNTY OF DELAWARE, ss:

On this 16 day of November, 2023 before me personally appeared Joel E. McFarlane,, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Melinda S. Wilson

Notary Public

Signature of person taking acknowledgment

Notary

Title (and Rank)

My commission expires Sept. 2, 2026

Grantor Signatures:

DATED: NOV. 7, 2023

DATED: 11/7/2023

Claude L. McFarlane III Sharee L. Otten

Claude L. McFarlane III

Sharee L. Otten

5706 Nutone Street

5706 Nutone Street

Madison, Wisconsin

Madison, Wisconsin

53711

53711

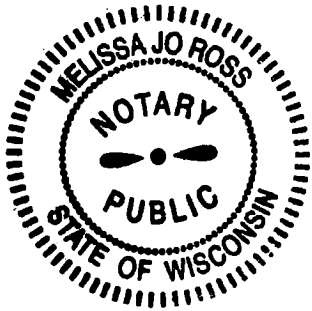
STATE OF WISCONSIN, COUNTY OF Dane, ss:

This instrument was acknowledged before me on this 11 day of November, ~~2023~~ by Claude L. McFarlane III and Sharee L. Otten.

Melissa Jo Ross

Notary Public

Signature of person taking acknowledgment



Notary Public

Title (and Rank)

My commission expires 11/04/2027

Grantor Signatures:

DATED: 10-30-2023

DATED: 10-30-2023

David A. McFarlane

Phylis J. McFarlane

David A. McFarlane

Phylis J. McFarlane

694 E. 1700 Road

694 E. 1700 Road

Baldwin City, Kansas

Baldwin City, Kansas

66006

66006

STATE OF KANSAS, COUNTY OF DOUGLAS, ss:

This instrument was acknowledged before me on this 30th day of October 2023,
_____ by David A. McFarlane and Phylis J. McFarlane.

Autumn Eckman

Notary Public

Signature of person taking acknowledgment



Notary

Title (and Rank)

My commission expires 06/20/2027