

Recorded: 12/4/2023 at 3:56:59.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 3039

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Joshua P. Weidemann, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, IA 52001, Phone:
(563) 557-8400 (pan)

Taxpayer Information:

Brian J. Wessels Trust dated December 1, 2023, and Kristin Wessels Trust dated December 1,
2023, 19734 334th Avenue, Dyersville, IA 52040

Return Document To:

Joshua P. Weidemann, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, Iowa 52001

Grantors:

Brian J. Wessels
Kristin L. Wessels

Grantees:

Brian J. Wessels, Trustee of the Brian J. Wessels Trust dated December 1, 2023
Kristin Wessels, Trustee of the Kristin Wessels Trust dated December 1, 2023

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Brian J. Wessels and Kristin L. Wessels, husband and wife, do hereby Convey an undivided one-half interest to Brian J. Wessels, Trustee of the Brian J. Wessels Trust dated December 1, 2023, and an undivided one-half interest to Kristin Wessels, Trustee of the Kristin Wessels Trust dated December 1, 2023, the following described real estate in Delaware County, Iowa:

Lot Six (6) of Scenic Hill Terrace a subdivision in the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) Section Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 8 plats 153.

This deed is exempt according to Iowa Code 428A.2(21).

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.

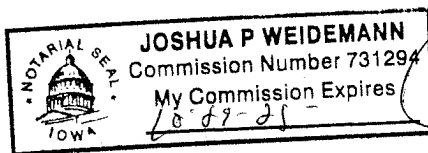
Dated: December 1, 2023.

Brian J. Wessels
Brian J. Wessels, Grantor

Kristin L. Wessels
Kristin L. Wessels, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on December 1, 2023 by Brian J. Wessels and Kristin L. Wessels.



Signature of Notary Public