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Document 2023 3179 Type 03 001 Pages 2

Date 12/20/2023 Time 2:00:38PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$88.80

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Estate of Richard J. Werner, 2677 180th Ave, Manchester, Iowa 52057

Return Document To: Estate of Richard J. Werner, 2677 180th Ave, Manchester, Iowa 52057

Grantors: Elizabeth J. Werner

Grantees: Estate of Richard J. Werner

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Warr + Cert



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Elizabeth J. Werner, a single person, does hereby Convey to the Estate of Richard J. Werner the following described real estate in Delaware County, Iowa:

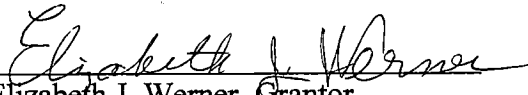
Parcel 2016-34 part of SE ¼ - SE 1/4 of Section 29-88-5 according to plat recorded in Book 2016, Page 1238.

This deed is in fulfillment of Real Estate Contract recorded on April 26, 2017, in Book 2017, Page 1116.

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.

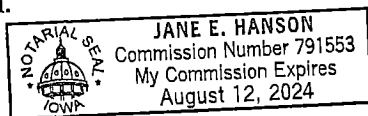
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: December 15, 2023.


Elizabeth J. Werner, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 15, 2023 by Elizabeth J. Werner, a single person.




Signature of Notary Public