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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$59.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY
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: Brian Wegmann and Megan Werner, 2101 295th Street, Delhi, IA 52223

Return Document To: Brian Wegmann and Megan Werner, 2101 295th Street, Delhi, IA 52223

Grantors: Randall J. Miles and Deborah H. Miles

Grantees: Brian J. Wegmann and Megan A. Werner

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Thirty-Seven Thousand Five Hundred Dollar(s) and other valuable consideration, Randall J. Miles and Deborah H. Miles, husband and wife, do hereby Convey to Brian J. Wegmann and Megan A. Werner, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2023-90, Part of the NW¼- Fr. SW¼; Section 31, T88N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2023, Page 2818.

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.

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.

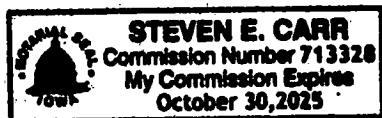
Dated: January 8, 2024.

[Signature of Randall J. Miles]
Randall J. Miles, Grantor

[Signature of Deborah H. Miles]
Deborah H. Miles, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 8, 2024 by Randall J. Miles and Deborah H. Miles.



[Signature of Notary Public]
Signature of Notary Public