

Recorded: 2/20/2024 at 10:22:12.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$743.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 378

Prepared by: Jase H. Jensen, 3200 37th Avenue SW, Cedar Rapids, Iowa 52404 (319) 396-2410
Return to / taxpayer: Dean Alan Heideman, 1950 221st Street, Manchester, Iowa 52057

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Martin J. Recker and Kerrie L. Recker, a married couple, do hereby Convey to Dean Alan Heideman, a single person, the following described real estate in Delaware County, Iowa:

**Lot One (1) of Larry & Connie Heims Subdivision Part of The NW ¼ - Fr. NE ¼
Sec. 3, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat
recorded in Book 2009, Page 486**

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 this 17th day of February, 2024.

Martin J. Recker
Martin J. Recker

Kerrie L. Recker
Kerrie L. Recker

STATE OF IOWA, COUNTY OF Linn, ss:

This record was acknowledged before me this 17th day of February, 2024, by Martin J. Recker and Kerrie L. Recker, a married couple.

Brook Michelle Adkins
Signature of Notary Public

