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Document 2024 554 Type 03 001 Pages 2
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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: Brett A. Fessler and Brittany N. Fessler, 1547 150th Ave, Dundee, Iowa 52038

Return Document To: Brett A. Fessler and Brittany N. Fessler, 1547 150th Ave, Dundee, Iowa 52038

Grantors: Donald Fessler and Beverly Fessler

Grantees: Brett A. Fessler and Brittany N. Fessler

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Donald Fessler and Beverly Fessler, husband and wife, do hereby Convey to Brett A. Fessler and Brittany N. Fessler, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2022-152, Part of the SE 1/4 - NE 1/4; Sec. 35, T90N, R6W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2022, Page 3625

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.

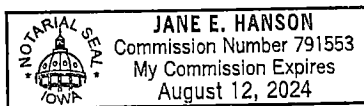
Dated: March 12, 2024.

Donald Fessler, Grantor

Beverly Fessler, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 12, 2024 by
Donald Fessler and Beverly Fessler, husband and wife.


Signature of Notary Public