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Date 3/22/2024 Time 11:53:21AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$415.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Phone: 563-875-9112

**Taxpayer Information:** John Wessel and Justin Wessel, 37181 Garber Road, Garber, IA 52048

**Return Document To:** John Wessel and Justin Wessel, 37181 Garber Road, Garber, IA 52048

**Grantors:** Grace M. Hermesen

**Grantees:** John Wessel and Justin Wessel

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

**PLEASE RETURN TO:  
HAWKEYE ESCROW COMPANY  
313 3RD AVE SE  
CEDAR RAPIDS, IA 52401**



## WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Grace M. Hermsen, a single person, does hereby Convey to John Wessel, a married person and Justin Wessel, a single person, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Forty Three (43), Fairview Acres, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2001, Page 3737

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.

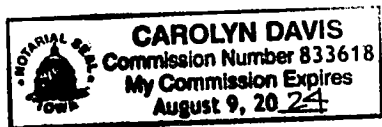
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: March 21, 2024

Grace M. Hermsen  
Grace M. Hermsen, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on March 21, 2024 by Grace M. Hermsen, a single person.



Carolyn Davis  
Signature of Notary Public