

Done Hanson



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Date 4/01/2024 Time 11:50:35AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$559.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Andrew Allan Aulwes, 1439 125th St., Strawberry Point, IA 52076

Taxpayer: Andrew Allan Aulwes, 1439 125th St., Strawberry Point, IA 52076

Preparer: Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736, Phone: (563) 927-2782



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Lonnie R. Aulwes, a divorced single man, does hereby convey to Andrew Allan Aulwes, the following described real estate in Delaware County, Iowa:

Parcel "A" consisting of part of the Southwest Quarter of the Northwest Quarter (SW 1/4 - NW 1/4), part of the Southeast Quarter of the Northwest Quarter (SE 1/4 - NW 1/4) and part of the Southwest Quarter of the Northeast Quarter (SW 1/4 - NE 1/4); all in Section 14, Township 90 North, Range 6 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 168, and corrected plat recorded in Book 7 Plats, Page 176.

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: 3 28, 2024

Lonnie R. Aulwes
Lonnie R. Aulwes, Grantor

STATE OF IOWA, COUNTY OF DELAWARE) ss:

This record was acknowledged before me on this 28th day of March 2024
by Lonnie R. Aulwes.

Mark A. Roeder
Signature of Notary Public

