

Recorded: 4/16/2024 at 11:08:12.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 824

Return To: William J. and June M. Hermesen, 2104 332nd Ave, Dyersville, IA 52040
Taxpayer: William J. Hermesen and June M. Hermesen Revocable Trust, 2104 332nd Ave, Dyersville, IA 52040
Preparer: Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Phone: 563-744-3359



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, William J. Hermesen and June M. Hermesen, husband and wife, do hereby Convey to William J. Hermesen and June M. Hermesen, Co-Trustees of The William J. Hermesen and June M. Hermesen Revocable Trust Dated November 9, 2023, the following described real estate in Delaware County, Iowa:

Lot Three (3) of Tegeler Lake Addition a Subdivision of Parcel D of the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) and part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) All in Section Thirty-Six (36), Township Eighty-Nine North (T89N) Range Three (R3W) of the Fifth Principal Meridian in the City of Dyersville, Delaware County, Iowa, according to Plat recorded in Book 2002, Page 609, subject to easements of record; and

Lot Three of Tegeler Lake Addition #2, in the City of Dyersville, Delaware County, Iowa, according to Plat recorded in Book 2016, Page 82, subject to easements of record.

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: November 9, 2023

William J. Hermesen

William J. Hermesen, Grantor

June M. Hermesen

June M. Hermesen, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 9, 2023, by William J. Hermesen and June M. Hermesen, husband and wife.



[Signature]
Signature of Notary Public