



Book 2024 Page 988

Document 2024 988 Type 03 001 Pages 2
Date 5/07/2024 Time 9:50:35AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$407.20

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: Megan J. Merkes and Nicholas J. Merkes, 27133 218th St, Earlville, Iowa 52041

Return Document To: ~~Megan J. Merkes and Nicholas J. Merkes, 27133 218th St, Earlville, Iowa 52041~~

 RIVER RIDGE ESCROW CO
600 BOYSON RD NE STE 200
CEDAR RAPIDS IA 52402

Grantors: R. Gene Selover and Regina R. Selover

Grantees: Megan J. Merkes and Nicholas J. Merkes

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

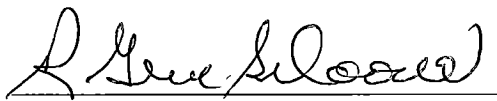
For the consideration of Ten Dollar(s) and other valuable consideration, R. Gene Seloover and Regina R. Seloover, husband and wife, do hereby Convey to Megan J. Merkes and Nicholas J. Merkes, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

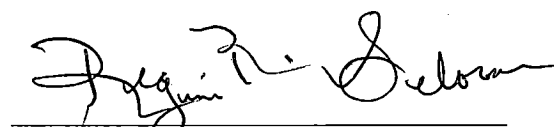
Lot Thirteen (13) of the Subdivision of Lot One (1) of Timbergate Subdivision of part of the South one-half (S 1/2) of the Southwest Quarter (SW 1/4) and part of the West one-half (W 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty Six (36), Township Eighty Nine (89) North, Range Four (4), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 39.

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.

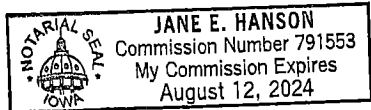
Dated: May 2, 2024.

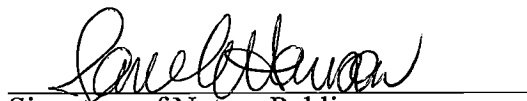

R. Gene Seloover, Grantor


Regina R. Seloover, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 2, 2024 by R. Gene Seloover and Regina R. Seloover, husband and wife.




Signature of Notary Public