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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$459.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

**Taxpayer Information:** Charles and Paula Wilgenbusch, 2557 140th Ave, Ryan, IA 52330

**Return Document To:** Charles and Paula Wilgenbusch, 2557 140th Ave, Ryan, IA 52330

**Grantors:** Leon M. Wilgenbusch

**Grantees:** Charles J. Wilgenbusch and Paula K. Wilgenbusch, as Co-Trustees of the Charles J. Wilgenbusch Revocable Trust dated February 16, 2024, as it may be amended from time to time, as to an undivided one-quarter interest and in Paula K. Wilgenbusch and Charles J. Wilgenbusch, as Co-Trustees of the Paula K. Wilgenbusch Revocable Trust dated February 16, 2024, as it may be amended from time to time, as to undivided one-quarter interest

**Legal Description:** See Page 2

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



WARRANTY DEED

For the consideration of Two Hundred Eighty-Seven Thousand Five Hundred Dollar(s) and other valuable consideration, Leon M. Wilgenbusch, a single person, does hereby Convey to Charles J. Wilgenbusch and Paula K. Wilgenbusch, as Co-Trustees of the Charles J. Wilgenbusch Revocable Trust dated February 16, 2024, as it may be amended from time to time, as to an undivided one-quarter interest and in Paula K. Wilgenbusch and Charles J. Wilgenbusch, as Co-Trustees of the Paula K. Wilgenbusch Revocable Trust dated February 16, 2024, as it may be amended from time to time, as to undivided one-quarter interest in the following described real estate in Delaware County, Iowa:

Lot Four (4) and that part of Lot Twenty Eight (28) described as commencing at the Northernmost corner of said Lot Four (4) and running thence Westerly along the Northerly line of Lot Four (4) one hundred twenty five (125.0) feet, thence Northerly at right angles to preceding line thirty (30.0) feet, thence Easterly at right angles to preceding line one hundred twenty five (125.0) feet, thence Southerly at right angles to preceding line thirty (30.0) feet to the point of beginning, in Stone's First Addition to Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 90 and Retracement Plat recorded in Book 2013, Page 3318; also all lake frontage running to the middle of the Maquoketa River bed with regard to the above described real estate; same being a part of the South one-half (S½) of the Northwest Quarter (NW¼) of Section Twenty Five (25), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M.

Together with use of the roadway from the public highway to said subdivision and the use of the roadway as traveled or marked in Lots Twenty-seven (27) and Twenty-Eight (28) of said subdivision, for ingress and egress to said tract sold hereby all in common with others rightfully using same.

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: 6-3-24

Leon Wilgenbusch  
Leon M. Wilgenbusch, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 6-3-2024 by Leon M. Wilgenbusch.

Teresa Turnis  
Signature of Notary Public

