

Recorded: 6/27/2024 at 12:30:01.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$123.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1471

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, Iowa 52233, (319) 362-3640
Return Document/Address Tax Statement: Wesley Schulte, 105 E Honey Creek Drive, Manchester, IA 52057

WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, Louise M. Hermsen, a single person, her attorney-in-fact, does hereby convey to Wesley Schulte, a single person, the following described real estate in Delaware County, Iowa:

That part of the North one-half (N1/2) of the Southeast Quarter (SE1/4) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at a point one thousand six hundred thirty five and two-tenths (1635.2) feet West and thirty three (33.0) feet South of the Northeast corner of said Southeast Quarter (SE1/4), running thence South one hundred fifty (150.0) feet, thence West one hundred four and seventy nine one-hundredths (104.79) feet, thence North on a line parallel with the East line of County Road D 13 to a point one hundred (100.0) feet West of the point of beginning, thence East one hundred (100.0) feet to the point of beginning.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

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.

Grantor does hereby covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants 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.

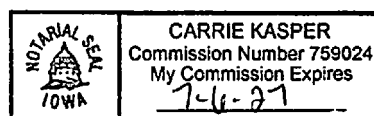
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 25, 2024.

Louise M Hermsen By Ronnie J Hermsen
Louise M. Hermsen by
Ronnie J. Hermsen, as her Attorney-in-Fact
as ATTORNEY-IN-FACT

STATE OF IOWA COUNTY OF Delaware ss:

This record was acknowledged before me this 25 day of June, 2024, by Ronnie J. Hermsen, attorney-in-fact for Louise M. Hermsen, a single person.



Carrie Kasper
Notary Public in and for State of Iowa