



Book 2024 Page 1878

Document 2024 1878 Type 03 001 Pages 3

Date 8/02/2024 Time 3:53:55PM

Rec Amt \$17.00 Aud Amt \$5.00


Rev Transfer Tax \$676.80

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(Several Grantors)
Recorder's Cover Sheet

Preparer Information: Douglas D. Wolfe, 202 1st Street SW, PO Box 174, Mount Vernon, IA 52314, Phone: 319-895-8578

Taxpayer Information: Kevin L. Glanz and Sandra K. Glanz

Return Document To  Kevin L. Glanz and Sandra K. Glanz
1697 190th Avenue, Manchester, IA 52057

Grantors: Paul D. Herboldsheimer and Patricia A. Herboldsheimer
26190 213th Avenue, Delhi, IA52223

Grantees: Kevin L. Glanz and Sandra K. Glanz
1697 190th Avenue, Manchester, IA 52057

Legal Description: see Exhibit "A" as page 3

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Paul Herboldsheimer**, a/k/a Paul D. Herboldsheimer and **Patricia Herboldsheimer**, a/k/a Patricia A. Herboldsheimer, husband and wife, do hereby Convey to **Kevin L. Glanz and Sandra K. Glanz**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

See Exhibit "A" appended hereto and incorporated herein

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: August 1, 2024

Paul Herboldsheimer
Paul Herboldsheimer,
a/k/a Paul D. Herboldsheimer

Patricia Herboldsheimer
Patricia Herboldsheimer,
a/k/a Patricia A. Herboldsheimer

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on August 1, 2024 by Paul Herboldsheimer, a/k/a Paul D. Herboldsheimer and Patricia Herboldsheimer, a/k/a Patricia A. Herboldsheimer, husband and wife.

D. D. Wolfe

Signature of Notary Public

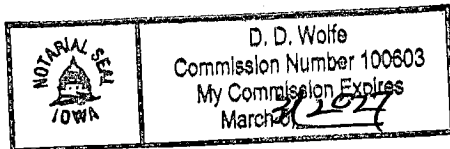


Exhibit "A"

Lot Fourteen (14) of Wellman's Seven Coves, a Subdivision of a Parcel in the NE 1/4 of the NW 1/4 Section 25, T88N, R5W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 30; also all lake frontage running to the waterfront and then at right angles to the middle of Delhi Lake, in respect to and adjoining said Lot Fourteen(14) subject to restrictive covenant prohibiting owner of the subject property from installing commercial grade or quality lighting, (e.g. a streetlight upon the subject property), which restriction shall run with the land

And

Parcel ZZ Part of Lot 25 of Wellman's Seven Coves 2nd Subdivision in Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2012, Page 2734

And

Parcel 2021-17 Part of Lot 25 of Wellman's Seven Coves 2nd Subdivision in Section Twenty-five (25), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2021, Page 745

With all three parcels subject to easements, covenants and restrictions of record, if any, including zoning restrictions