

Recorded: 8/27/2024 at 11:55:46.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$1,231.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2091

Return To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644
Taxpayer: Robert J. Nemmers, 22649 266th Street, Delhi, IA 52223
Preparer: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644,
Phone: 319-334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Daniel Mormann and Sandra Mormann, husband and wife, do hereby Convey to Robert J. Nemmers, a single person, the following described real estate in Delaware County, Iowa:

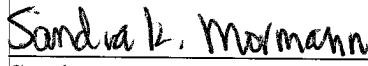
Lot Four (4) of Lake Point Estates a subdivision of Part of NE 1/4 and Part of the SE 1/4 of Section 30, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2021, Page 3538.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

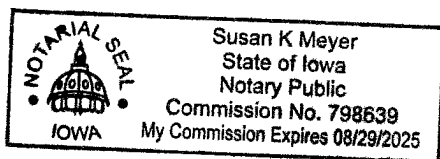
Dated: August 16, 2024.


Daniel Mormann, Grantor


Sandra Mormann, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on August 16, 2024, by Daniel Mormann and Sandra Mormann, husband and wife.




Signature of Notary Public