

Recorded: 9/12/2024 at 3:24:43.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$479.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2281

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Jennie Mae Seabold and Matthew Patrick Seabold, 2101 295th St, Delhi, Iowa 52223

Return Document To: Jennie Mae Seabold and Matthew Patrick Seabold, 2101 295th St, Delhi, Iowa 52223

Grantors: Brian J. Wegmann

Grantees: Jennie Mae Seabold and Matthew Patrick Seabold

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

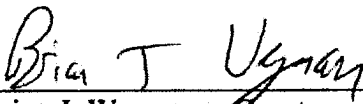
For the consideration of Ten Dollar(s) and other valuable consideration, Brian J. Wegmann, a single person, does hereby Convey to Jennie Mae Seabold and Matthew Patrick Seabold, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2024-57, Part of the SE 1/4 - NE 1/4, Section 11, T87N, R5W of the Fifth P.M., Delaware County, Iowa, and Parcel 2024-58, Part of the SW 1/4 - NW 1/4, Section 12, T87N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 2060.

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: September 12, 2024.




Brian J. Wegmann, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 12, 2024 by Brian J. Wegmann, a single person.





Signature of Notary Public