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Date 11/01/2024 Time 9:54:08AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$1,399.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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This instrument prepared by:

KELSI MESSER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:

BARBARA MAY AND GEORGE MAY, 21691 262ND ST, DELHI, IA 52223

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### WARRANTY DEED

Legal: Lot Thirty One (31) of the Plat of Hartwick Lake Club West Subdivision of Part of the South One-Half (S1/2) of Section Twenty-Four (24) and of Part of the North One-Half (N1/2) of Section Twenty-Five (25), all in Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 40; also all lake frontage, running to the waterfront and then at right angles to the middle of Hartwick Lake, in respect to and adjoining said Lot Thirty One (31).

Address: **21691 262nd St, Delhi, IA 52223**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kurt D. Wedewer and Sarah J. Wedewer, a married couple**, hereby conveys the above-described real estate to **Barbara May and George May, a married couple, as joint tenants with full rights of survivorship and not as tenants in common.**

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the 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.

STATE OF Iowa )

) SS:

COUNTY OF Linn )

On this day of 10/29/24 (date),  
before me the undersigned, a Notary Public in  
and for said State, personally appeared Kurt D.  
Wedewer and Sarah J. Wedewer, a married  
couple, to me known to be the identical person(s)  
named in and who executed the foregoing  
instrument and acknowledged that the person  
executed the same as that person's voluntary act  
and deed.

Cassie Shouse  
Notary Public in and for said State

Dated: October 29, 2024

Kurt D. Wedewer  
Kurt D. Wedewer

Sarah J. Wedewer  
Sarah J. Wedewer

