

Recorded: 12/6/2024 at 11:15:51.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$519.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 3041

**Return To:** Eric Moura and Brenda Moura, 1661 300<sup>th</sup> Ave., Dyersville, IA 52040  
**Taxpayer:** Eric Moura and Brenda Moura, 1661 300<sup>th</sup> Ave., Dyersville, IA 52040  
**Preparer:** Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



## WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Gary J. Welchert and Sandra M. Welchert, Husband and Wife, do hereby Convey to Eric Moura and Brenda Moura, 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:

The South one-half (S ½) of that part of Lot One (1) of the Subdivision of part of the Southeast Quarter (SE ¼) of Section Five (5), Township Eighty Nine (89) North, Range Three (3), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 178, described as commencing at the Northeast corner of said Southeast Quarter (SE ¼), and running thence South two hundred sixty four (264) feet along the East line of said Southeast Quarter (SE ¼) to the point of beginning, thence South 86° 52' 30" West two hundred (200) feet along the most Easterly North line of Lot One (1), thence South four hundred thirty five and six-tenths (435.6) feet, thence North 86° 52' 30" East two hundred (200) feet, thence North four hundred thirty five and six-tenths (435.6) feet along the East line of said Southeast Quarter (SE ¼) to the point of beginning.

*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.*

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.

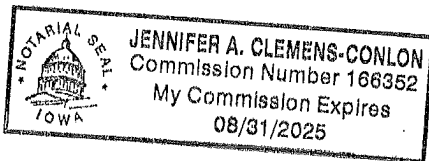
Dated: December 6, 2024

Gary J. Welchert  
Gary J. Welchert, Grantor

Sandra M. Welchert  
Sandra M. Welchert, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 6, 2024 by Gary J. Welchert and Sandra M. Welchert, husband and wife.



[Signature]  
Signature of Notary Public