



Book 2024 Page 3079

Document 2024 3079 Type 03 001 Pages 3

Date 12/11/2024 Time 3:27:43PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$2,148.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Jamie George and Mariah Sue Nefzger, 27162 218th Street, Earlville, Iowa 52041

Return Document To: Jamie George and Mariah Sue Nefzger, 27162 218th Street, Earlville, Iowa 52041

Grantors: Kimberly S. Belser and Steven Belser

Grantees: Jamie George Nefzger and Mariah Sue Nefzger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Kimberly S. Belser and Steven Belser, wife and husband, do hereby Convey to Jamie George Nefzger and Mariah Sue Nefzger, 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:

That part of the Southwest fractional Quarter (SWfr1/4) of Section Six (6), Township Eighty Eight (88) North, Range Six (6), West of the Fifth Principal Meridian described as commencing at the Northwest corner of said Southwest fractional Quarter (SWfr1/4) and running thence South 0° 01' 20" East nine and eighty six hundredths (9.86) feet along the West line of said Southwest fractional Quarter (SWfr1/4) to the point of beginning, thence concave Southeasterly five hundred fifty six (556) feet along a fifty seven thousand one hundred fifty eight (57,158) feet radius curve, tangent to the following course, thence South 89° 10' East one thousand seventy three and forty four hundredths (1073.44) feet along the South right-of-way line of U.S. Highway No. 20, thence South 0° 23' East two thousand six hundred seven and fifty six hundredths (2607.56) feet to the South line of said Southwest fractional Quarter (SWfr1/4), thence North 89° 49' 20" West one thousand six hundred forty five and sixty nine hundredths (1645.69) feet along the South line of said Southwest fractional Quarter (SWfr1/4) to the Southwest corner thereof, thence North 0° 01' 20" West two thousand six hundred twenty four and thirty seven hundredths (2624.37) feet along the West line of said Southwest fractional Quarter (SWfr1/4) 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 10, 2024.

Kimberly S. Belser
Kimberly S. Belser, Grantor

Steven Belser
Steven Belser, Grantor

STATE OF Illinois, COUNTY OF Peoria

This record was acknowledged before me on December 10, 2024 by Kimberly S. Belser.



Cori G Martin
Signature of Notary Public

This record was acknowledged before me on December 10, 2024 by Steven Belser.



Cori G Martin
Signature of Notary Public