



Book 2025 Page 16

Document 2025 16 Type 03 001 Pages 2  
Date 1/03/2025 Time 8:29:39AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$319.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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

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

**Taxpayer Information:** Matthew A. Wenger, 1216 N 5th St, Manchester, Iowa 52057

**Return Document To:** Matthew A. Wenger, 1216 N 5th St, Manchester, Iowa 52057

**Grantors:** William Wenger

**Grantees:** Matthew A. Wenger

**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, William Wenger, a single person, does hereby Convey to Matthew A. Wenger, a single person, the following described real estate in Delaware County, Iowa:

An undivided one-half interest in and to: Parcel 2017-18 In The SW1/4 Of  
Section 12-T87N-R6W Delaware County, Iowa, according to plat recorded in  
Book 2017, Page 524

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 20, 2024

William Wenger  
William Wenger, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 20, 2024 by  
William Wenger, a single person.

Jane E. Hanson  
Signature of Notary Public

