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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:** Joyce Schlueter

**Grantees:** Matthew A. Wenger

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Joyce Schlueter, a single person, does hereby Convey to Matthew A. Wenger, 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

**This deed is exempt according to Iowa Code 428A.2(10). This deed supplements the deed recorded in Book 2025, Page 116.**

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.

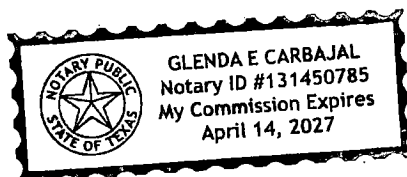
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 12/23/24

Joyce Schlueter  
Joyce Schlueter, Grantor

STATE OF TEXAS, COUNTY OF Harris

This record was acknowledged before me on December, 23rd, 2024 by Joyce Schlueter.



AK e 444  
Signature of Notary Public