

Recorded: 1/6/2025 at 11:12:28.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$2,561.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 39

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112
Taxpayer Information: Danny J. and Karla K. Nefzger, 2203 245th Ave, Manchester, Iowa 52057
Return Document To: Danny J. and Karla K. Nefzger, 2203 245th Ave, Manchester, Iowa 52057



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 Danny J. Nefzger and Karla K. 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:

The North one-half ($N\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$), and the Southeast Quarter ($SE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Eight (8), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M., except that part of the Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of said Section Eight (8) described as commencing at a point four hundred forty six and nine-tenths (446.9) feet East of the Northwest corner of said Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$), thence South $1^{\circ} 06'$ East one hundred ninety four and six-tenths (194.6) feet, thence South $89^{\circ} 36'$ East one hundred twenty one and four-tenths (121.4) feet, thence South $0^{\circ} 51'$ East seventy three and five-tenths (73.5) feet, thence South $89^{\circ} 33'$ East one hundred thirty five and four-tenths (135.4) feet, thence North $3^{\circ} 39'$ East two hundred sixty six and two-tenths (266.2) feet to the North line of said Section Eight (8), thence West along said North line two hundred seventy six and five-tenths (276.5) feet 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: 31. December. 24.

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 31, 2024 by Kimberly S. Belser.



Cori G Martin
Signature of Notary Public

STATE OF ILLINOIS, COUNTY OF PEORIA

This record was acknowledged before me on December 31, 2024 by Steven Belser.



Cori G Martin
Signature of Notary Public