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Document 2025 275 Type 03 001 Pages 2  
Date 1/30/2025 Time 9:44:34AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$79.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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

**Preparer Information:** Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

**Taxpayer Information:** Mark and Lori Clemen, 2490 190th Ave., Manchester, IA 52057

**\*Return Document To:** Mark and Lori Clemen, 2490 190th Ave., Manchester, IA 52057

**Grantors:** Eugene D. Werner and Debra J. Werner

**Grantees:** Mark Clemen and Lori Clemen

**Legal Description:** See Page 2

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



## WARRANTY DEED JOINT TENANCY

For the consideration of Fifty Thousand Dollar(s) and other valuable consideration, Eugene D. Werner and Debra J. Werner, husband and wife, do hereby Convey to Mark Clemen and Lori Clemen, as 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:

Parcel 2024-101 Part Of The NW $\frac{1}{4}$  Of The SW $\frac{1}{4}$  Section 16, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 3141

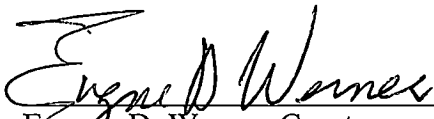
Grantor reserves a perpetual access easement to run with the land across the south 40' of the real estate described above for access to the field adjacent to the east.

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.

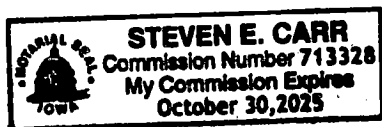
Dated: January 30, 2025.


  
Eugene D. Werner, Grantor

  
Debra J. Werner, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 30, 2025 by Eugene D. Werner and Debra J. Werner.



  
Signature of Notary Public