

Recorded: 3/12/2025 at 10:16:59.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$251.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 626

WARRANTY DEED
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: Bruce Gregory, 310 N Main Street, Dundee, IA 52038

Return Document To: Bruce Gregory, 310 N Main Street, Dundee, IA 52038

Grantors: Faye E. Grimm

Grantees: Bruce Gregory

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Fifty-Seven Thousand Five Hundred Dollar(s) and other valuable consideration, Faye E. Grimm, a single person, does hereby Convey to Bruce Gregory, the following described real estate in Delaware County, Iowa:

Lot Two (2) and Three (3), Block Two (2), Wood and Woodruff's Addition to Dundee, Iowa, according to plat recorded in Book 1 Plats, Page 41

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.

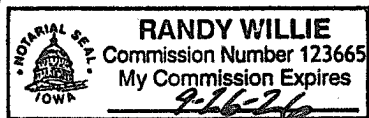
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: February 28, 2025

Faye E. Grimm
Faye E. Grimm, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 2-28-25 by
Faye E. Grimm.



Randy Willie
Signature of Notary Public