

Recorded: 5/13/2025 at 1:31:54.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$127.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1213

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Alex Pottebaum, 102 8th Avenue SW, Dyersville, IA 52040

Return Document To: Alex Pottebaum, 102 8th Avenue SW, Dyersville, IA 52040

Grantors: Constance Pottebaum, A/K/A Constance Lea Pottebaum

Grantees: Alex Pottebaum

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, Constance Pottebaum, A/K/A Constance Lea Pottebaum, a single person, does hereby Convey to Alex Pottebaum, as a single person, the following described real estate in Delaware County, Iowa:


Parcel 2025-29 and Parcel 2025-30; in the Southwest Quarter of the Northeast Quarter, Section 3, Township 89 North, Range 4 West of the 5th P.M., Delaware County, Iowa, per plat recorded on May 1, 2025, in Book 2025, Page 1096

Subject to the provisions included on the attached Schedule A

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.

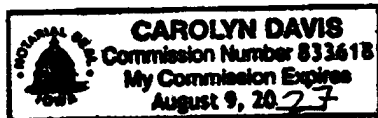
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: May 9th, 2025


Constance Pottebaum, A/K/A Constance Lea
Pottebaum, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 9, 2025 by
Constance Pottebaum, A/K/A Constance Lea Pottebaum, a single person.




Signature of Notary Public

SCHEDULE A

Constance Pottebaum shall continue to reside in and have possession of Parcel 2025-29 in the Southwest Quarter of the Northeast Quarter, Section 3, Township 89 North, Range 4 West of the 5th P.M., Delaware County, Iowa, per plat recorded on May 1, 2025, in Book 2025, Page 1096 which includes the house, yard, and garage (collectively hereinafter the "House") as long as she is occupying the House as her personal residence. When Constance Pottebaum no longer occupies the House as her principal residence, this provision shall terminate.

During the time Constance Pottebaum resides in the House, Constance Pottebaum shall pay all property taxes, insurance, and utilities, for Parcel 2025-29 in the Southwest Quarter of the Northeast Quarter, Section 3, Township 89 North, Range 4 West of the 5th P.M., Delaware County, Iowa, per plat recorded on May 1, 2025, in Book 2025, Page 1096 which includes the House. Constance Pottebaum shall also be responsible for all general maintenance of the House and any capital improvements for the House unless otherwise agreed by Constance Pottebaum and Alex Pottebaum. Alex Pottebaum shall be responsible for snow removal and grass maintenance. Constance Pottebaum shall be able to make material alterations to the House at her sole expense without the written consent of the Alex Pottebaum.