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Document 2025 1329 Type 03 001 Pages 2
Date 5/27/2025 Time 2:56:33PM
Rec Amt \$12.00 Aud Amt \$5.00

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: Brian A. Oberreuter and Kathy J. Oberreuter, 1700 310th Street, Ryan, Iowa 52330

Return Document To: Brian A. Oberreuter and Kathy J. Oberreuter, 1700 310th Street, Ryan, Iowa 52330

Grantors: Brian A. Oberreuter and Kathy J. Oberreuter

Grantees: Brian A. Oberreuter and Kathy J. Oberreuter

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, Brian A. Oberreuter and Kathy J. Oberreuter, husband and wife, do hereby Convey to Brian A. Oberreuter and Kathy J. Oberreuter, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

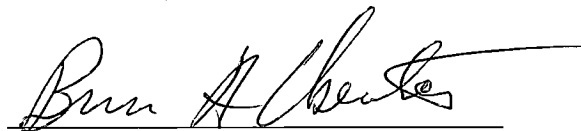
The West one-half (W ½) of the Northwest Quarter (NW ¼) and the West one-half (W ½) of the East one-half (E ½) of the Northwest Quarter (NW ¼) all in Section 20, Township 87 North, Range 5, West of the 5th P.M. in Delaware County, Iowa; except, Commencing at the NW corner of the NW ¼ Sec. 20; thence South 450 feet to place of beginning; thence East 200 feet; thence South 300 feet; thence West 200 feet; thence North 300 feet to place of beginning.

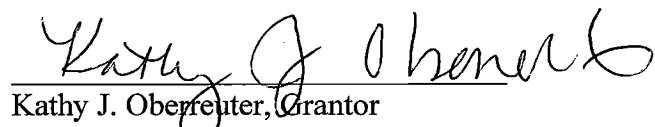
This deed is exempt according to Iowa Code 428A.2(11).

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.

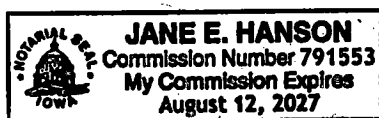
Dated: May 27, 2025.


Brian A. Oberreuter, Grantor


Kathy J. Oberreuter, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 27, 2025 by
Brian A. Oberreuter and Kathy J. Oberreuter, husband and wife.




Signature of Notary Public