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Document 2025 1368 Type 03 001 Pages 3
Date 5/30/2025 Time 1:07:51PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$167.20

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: Vernon H. Feldmann and Shirley Feldmann, 1005 New Street, Manchester, Iowa 52057

Return Document To: Vernon H. Feldmann and Shirley Feldmann, 1005 New Street, Manchester, Iowa 52057

Grantors: Tammy Gudenkauf N/K/A Tammy Feldmann Kelchen, James L. Kelchen and Tina M. Shover N/K/A Tina M. Recker

Grantees: Vernon H. Feldmann and Shirley Feldmann

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, Tammy Gudenkauf N/K/A Tammy Feldmann Kelchen and James L. Kelchen, wife and husband, and Tina M. Shover N/K/A Tina M. Recker, a single person, do hereby Convey to Vernon H. Feldmann and Shirley Feldmann, as 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:

Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16) in Block Two (2),
Sunnyside Addition to the City of Manchester, Iowa.

This deed is given in fulfillment of Real Estate Contract filed July 31, 2024, in
Book 2024, Page 1812.

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.

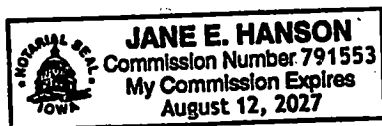
Dated: May 30, 2025.

Tammy Feldmann Kelchen
Tammy Gudenkauf N/K/A Tammy Feldmann
Kelchen, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 30, 2025 by
Tammy Gudenkauf N/K/A Tammy Feldmann Kelchen.

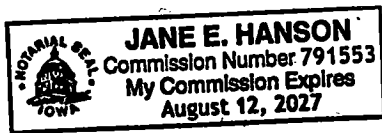
Jane E. Hanson
Signature of Notary Public





James L. Kelchen, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 29, 2025 by
James L. Kelchen.

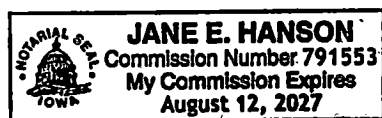



Signature of Notary Public


Tina M. Shover N/K/A Tina M. Recker, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 30, 2025 by
Tina M. Shover N/K/A Tina M. Recker, a single person.




Signature of Notary Public