

Recorded: 6/4/2025 at 11:37:39.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$815.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1403

Prepared by: Douglas D. Herman
Lynch Dallas, PC
PO Box 2457
Cedar Rapids, Iowa 52406
Telephone: 319-365-9101
Facsimile: 319-365-9512

Taxpayer/Return Address:
Bruce and Dani Ling
20649 247th Street
Delhi, IA 52223

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Douglas D. Herman and Leann M. Herman, husband and wife, do hereby convey to Bruce A. Ling and Danielle A. Ling, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, all of their right, title, and interest in and to the following described real estate, located in Delaware County, Iowa:

Parcel X Being All Of Lot 39, Part Of Lot 18, And Part Of Lot 30, All In The Cedars Sub-Division, Sec. 14, ~~T88N~~; R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2002, Page 4904; also Parcel 2021-145, Part Of Lot 38 In The Cedar's Subdivision In Sec. 14, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2021, Page 4258

*T88N

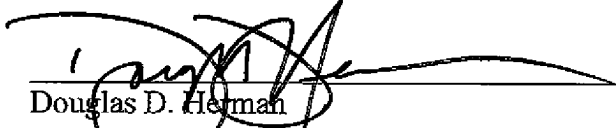
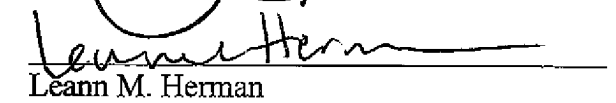
together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

Grantors do hereby covenant with grantee, 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.

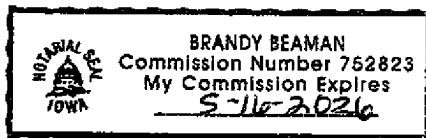
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

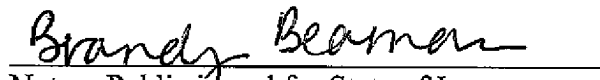
Dated: May 6, 2025


Douglas D. Herman

Leann M. Herman

STATE OF IOWA)
) §
COUNTY OF DELAWARE)

On this 6th day of May, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Douglas D. Herman and Leann M. Herman, husband and wife, to me personally known, who being by me duly sworn, did say that they executed the foregoing instrument as an expression of their voluntary act and deed.




Notary Public in and for State of Iowa