



Book 2025 Page 1447

Document 2025 1447 Type 03 001 Pages 2

Date 6/06/2025 Time 3:28:54PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$364.00

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:** Jane Kuhlman, PO Box 216, Colesburg, Iowa 52035

**Return Document To:** Jane Kuhlman, PO Box 216, Colesburg, Iowa 52035

**Grantors:** Tara M. McShane and Wade McShane

**Grantees:** Jane Kuhlman

**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, Tara M. McShane and Wade McShane, wife and husband, do hereby Convey to Jane Kuhlman the following described real estate in Delaware County, Iowa:

Parcel M Part Of The Northeast Quarter (NE ¼) Of The Northwest Quarter (NW ¼), Section Two (2), Township Eighty-Eight North (T88N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2007, Page 2707; also Easement A, being a fifty (50) foot wide access easement across part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) and part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Two (2) as described in said Plat.

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: June 6, 2025

Tara M. McShane

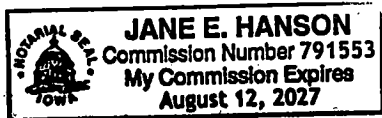
Tara M. McShane, Grantor

Wade McShane

Wade McShane, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 6, 2025 by  
Tara M. McShane and Wade McShane, wife and husband.



Jane E. Hanson  
Signature of Notary Public