

Recorded: 6/12/2025 at 8:04:28.0 AM  
County Recording Fee: \$24.00  
Iowa E-Filing Fee: \$4.92  
Combined Fee: \$28.92  
Revenue Tax: \$79.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1480

**Return To:** Chad M. Wulfekuhle, 306 N Chestnut Street, Edgewood, IA 52042  
**Taxpayer:** Chad M. and Emily N. Wulfekuhle, 306 N Chestnut Street, Edgewood, IA 52042  
**Preparer:** John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076,  
Tel: 563-933-4334



## WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Martin D. Wulfekuhle and Rita L. Wulfekuhle, husband and wife, do hereby Convey to Chad M. Wulfekuhle and Emily N. Wulfekuhle, 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:

Parcel 2025-11 Part Of The Southeast Quarter (SE  $\frac{1}{4}$ ) Of The Southwest Quarter (SW  $\frac{1}{4}$ ) Of Section Twelve (12), Township Ninety North (T90N), Range Six West (R6W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2025, Page 963.

Sellers retain an easement for ingress and egress over the existing driveway to this parcel off of 120th Street and any modified access to the parcel sold.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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 11, 2025.

Martin D. Wulfekuhle  
Martin D. Wulfekuhle, Grantor

Rita L. Wulfekuhle  
Rita L. Wulfekuhle, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on 6-11-2025 by  
Martin D. Wulfekuhle and Rita L. Wulfekuhle.

John C. Compton  
Signature of Notary Public

