

Done Heims



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Date 6/18/2025 Time 4:04:30PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$839.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by and Return To: Patrick B. Dillon, 209 E 1st Street, Sumner, Iowa 50674

Taxpayer: Zachary Michael Schmitt and Blair Frances Schmitt, 2015 240th St, Manchester, Iowa 52057



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Duane G. Heims and Karlyn K. Heims, husband and wife, do hereby Convey to Zachary Michael Schmitt and Blair Frances Schmitt, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the East thirty (30) acres of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) Section Eleven (11), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M.

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 18, 2025.

Duane G. Heims

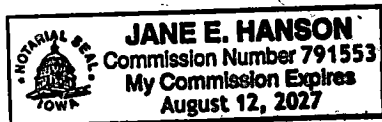
Duane G. Heims, Grantor

Karlyn K. Heims

Karlyn K. Heims, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 18, 2025 by Duane G. Heims and Karlyn K. Heims, husband and wife.



Jane E. Hanson

Signature of Notary Public