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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

chg
***Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Wendt Properties, LLC, 2665 220th Ave, Delhi, Iowa 52223

Return Document To: Wendt Properties, LLC, 2665 220th Ave, Delhi, Iowa 52223

Grantors: Tiersa D. Frasher and Jeffrey Frasher; Natalie M. Mormann and Chad Mormann;
Emily A. Domeyer and Jeffrey Domeyer; Ryan D. Wendt and Paige Wendt

Grantees: Wendt Properties, LLC

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, Tiersa D. Frasher and Jeffrey Frasher, wife and husband, and Natalie M. Mormann and Chad Mormann, wife and husband, and Emily A. Domeyer and Jeffrey Domeyer, wife and husband and Ryan D. Wendt and Paige Wendt, husband and wife, do hereby Convey to Wendt Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:


The NW¹/₄ of the SW¹/₄ and the S¹/₂ of the SW¹/₄ of the NW¹/₄ all in Section 21-89N-5W, Delaware County, Iowa

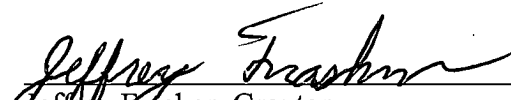
This deed is exempt according to Iowa Code 428A.2(21).

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.

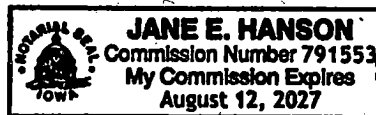
Dated: June 20, 2025

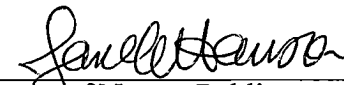

Tiersa D. Frasher, Grantor


Jeffrey Frasher, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 20, 2025 by Tiersa D. Frasher.

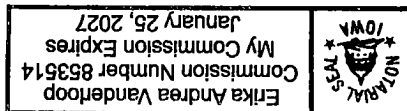


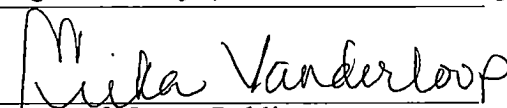


Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 23rd by Jeffrey Frasher.





Signature of Notary Public

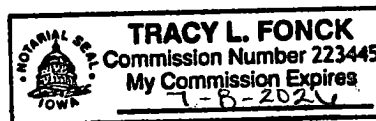
Natalie M. Mormann
Natalie M. Mormann, Grantor

Chad Mormann
Chad Mormann, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 23, 2025 by
Natalie M. Mormann and Chad Mormann, wife and husband.

Tracy L. Fonck
Signature of Notary Public

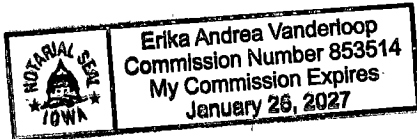


Emily A. Domeyer
Emily A. Domeyer, Grantor

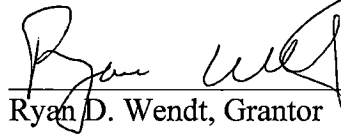
Jeffrey Domeyer
Jeffrey Domeyer, Grantor

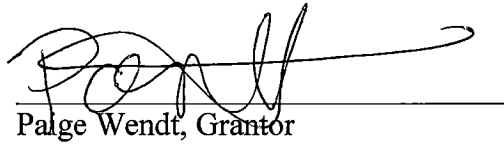
STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 23rd by
Emily A. Domeyer and Jeffrey Domeyer, wife and husband.



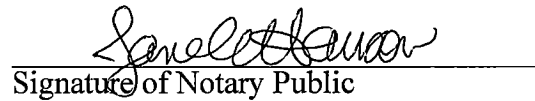
Erika Vanderloop
Signature of Notary Public


Ryan D. Wendt, Grantor


Paige Wendt, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 23, 2025 by
Ryan D. Wendt and Paige Wendt, husband and wife.


Signature of Notary Public

