

Recorded: 7/2/2025 at 9:58:56.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$639.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1737

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644,
Phone: (319) 334-3704

Taxpayer Information: Freeman S. Stutzman, 2557 240th Ave., Delhi, IA 52223

Return Document To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Perry J. Nisley and Sara J. Nisley, husband and wife, do hereby Convey to Freeman S. Stutzman, a single person, the following described real estate in Clayton County, Iowa:

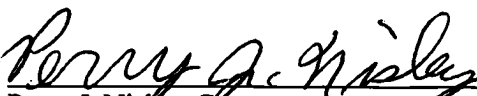
Parcel D, Part of the NW1/4-SW1/4, Sec. 19, T88N, R4W, of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2000, Page 1807; also Parcel 2024-60, Part of the SE1/4-NE1/4 & Part of the NE1/4-SE1/4 All in Parcel H in Section 24, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 1577.

***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.**

The Grantor does hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

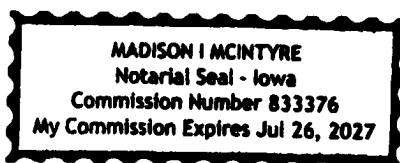
Dated: June 30, 2025.


Perry J. Nisley, Grantor


Sara J. Nisley, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN:

This instrument was acknowledged before me on June 30, 2025, by Perry J. Nisley and Sara J. Nisley, husband and wife.




Notary Public