

Recorded: 7/9/2025 at 2:05:47.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1789

Recorded: 7/9/2025 at 1:17:53.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$264.80  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1786

\*Rerecording to add Groundwater Hazard Statement exemption  
verbiage

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

**Taxpayer Information:** Adam P. Gansemer, 1632 299th Avenue, Dyersville, Iowa 52040

**Return Document To:** Adam P. Gansemer, 1632 299th Avenue, Dyersville, Iowa 52040

**Grantors:** Gina M. Diggins, f/k/a Gina M. Heiderscheit and Paul C. Diggins

**Grantees:** Adam P. Gansemer

**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, Gina M. Diggins, f/k/a Gina M. Heiderscheit and Paul C. Diggins, husband and wife, do hereby Convey to Adam P. Gansemer, the following described real estate in Delaware County, Iowa:

The North seventy (70.0) feet of Lot Four (4) of Mormann Subdivision of part of Lot One (1) of the Subdivision of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Five (5), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., according to plat recorded in Book 2 Plats, Page 60

\*\* 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 29, 2025.

\*\* 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.

Gina M. Diggins, f/k/a Gina M. Heiderscheit  
Grantor

Paul C. Diggins  
Paul C. Diggins, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 29, 2025, by Gina M. Diggins, f/k/a Gina M. Heiderscheit and Paul C. Diggins.



Bobbi Jo Volkens  
Signature of Notary Public