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Date 7/17/2025 Time 9:54:27AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$309.60

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Justin M. Wenger and Paige Wenger, 1187 300th St, Ryan, Iowa 52330

Return Document To: Justin M. Wenger and Paige Wenger, 1187 300th St, Ryan, Iowa 52330

Grantors: Joyce M. Schlueter

Grantees: Justin M. Wenger and Paige Wenger

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, Joyce M. Schlueter, a single person, does hereby Convey to Justin M. Wenger and Paige Wenger, as 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 2024-20, Part of the SE1/4 - SE1/4, Sec. 8, T87N, R6W of the Fifth P.M.,
Delaware County, Iowa according to plat recorded in Book 2024, Page 815.

This deed is in fulfillment of Real Estate Contract-Installments recorded on July
12, 2024, in Book 2024, Page 1644

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.

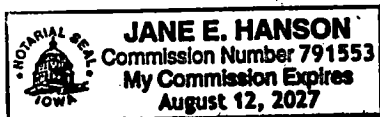
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 7/16/25.

Joyce M. Schlueter
Joyce M. Schlueter, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 16, 2025 by
Joyce M. Schlueter, a single person.



Jane E. Hanson
Signature of Notary Public