



Book 2025 Page 2253

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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: Next Level 15 Properties, LLC, 3100 Center Point RD, Cedar Rapids, IA 52411

Return Document To: Next Level 15 Properties, LLC, 3100 Center Point RD, Cedar Rapids, IA 52411

Grantors: Joyce Marie Wellman, aka Joyce W. Kessenich, aka Joyce Kessenich

Grantees: Next Level 15 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, Joyce Marie Wellman a/k/a Joyce W. Kessenich a/k/a Joyce Kessenich, a single person, does hereby Convey to Next Level 15 Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lots Eighteen (18) and Nineteen (19) of Wellman's Seven Coves A Subdivision of a Parcel in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 25, T88N, R5W of the 5th P.M. Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 30; also all lake frontage as pertaining to said Lots Eighteen (18) and Nineteen (19) running to the waterfront and then at right angles to the middle of Delhi Lake; also Parcel 2021-82 Part of Lot 17 of Wellman's Seven Coves Subdivision In Section Twenty-Five (25), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2021, Page 2185; also all lake frontage pertaining to said Parcel 2021-82 running to the waterfront and then at right angles to the middle of Delhi Lake

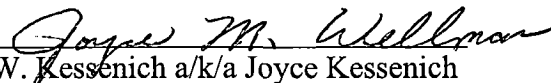
AND

Lots Twenty (20) and Twenty One (21) of Wellman's Seven Coves 2nd Subdivision Delaware County, Iowa, according to plat recorded in Book 2008, Page 3417; also Parcel 2021-80 Part of Lot 22 of Wellman's Seven Coves 2nd Subdivision in Section Twenty-Five (25), Township Eighty-Eight (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2021, Page 2185

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: August 21, 2025


Joyce Marie Wellman a/k/a Joyce W. Kessenich a/k/a Joyce Kessenich

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 21, 2025 by
Joyce Marie Wellman a/k/a Joyce W. Kessenich a/k/a Joyce Kessenich, a single person.

Mary Kay Starks
Signature of Notary Public

