

Recorded: 8/28/2025 at 2:10:38.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$18.22  
Combined Fee: \$35.22  
Revenue Tax: \$799.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 2316

**Prepared by:** Jase H. Jensen, 3200 37<sup>th</sup> Avenue SW, Cedar Rapids, Iowa 52404 (319) 396-2410  
**Return to / taxpayer:** James H. Willey and Becky A. Willey, PO Box 262, Delhi, Iowa 52223

### **WARRANTY DEED**

For the consideration of One Dollar and other valuable consideration, Maggie Bergeson and Bret Bergeson, a married couple, do hereby Convey to James H. Willey and Becky A. Willey, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

**That part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10), Township Eighty-eight (88) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at the intersection of the centerline of Jefferson Road and the North line of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), and running thence East along said North line five hundred ninety five (595.0) feet, thence Southerly to intersect the centerline of Jefferson Road, thence Northwesterly along the centerline of said Jefferson Road to the point of beginning**

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 this 28 day of August, 2025.

Maggie Bergeson  
Maggie Bergeson

Bret Bergeson  
Bret Bergeson

STATE OF IOWA, COUNTY OF Winn, ss:

This record was acknowledged before me this 25 day of August, 2025, by  
Maggie Bergeson and Bret Bergeson, a married couple.



Tyler Lautke  
Signature of Notary Public