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Rec Amt \$12.00 Aud Amt \$5.00

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: Neil A. Henkenius and Nancy J. Henkenius, 720 Tanglewood Drive, Manchester, Iowa 52057

Return Document To: Neil A. Henkenius and Nancy J. Henkenius, 720 Tanglewood Drive, Manchester, Iowa 52057

Grantors: Neil A. Henkenius and Nancy J. Feldmann N/K/A Nancy J. Henkenius

Grantees: Neil A. Henkenius and Nancy J. Henkenius

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, Neil A. Henkenius and Nancy J. Feldmann N/K/A Nancy J. Henkenius, husband and wife, do hereby Convey to Neil A. Henkenius and Nancy J. Henkenius, as tenants in common, the following described real estate in Delaware County, Iowa:

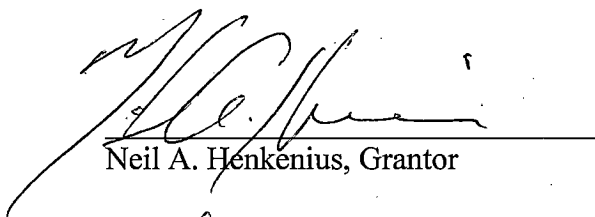
Lot Fifteen (15) of the Plat of Tanglewood Subdivision - Plat No. 1, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 95.

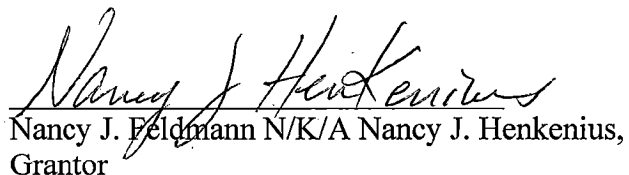
This deed is exempt according to Iowa Code 428A.2(11).

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.

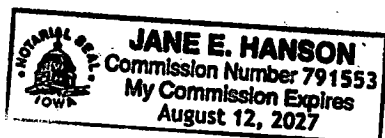
Dated: October 7, 2025.

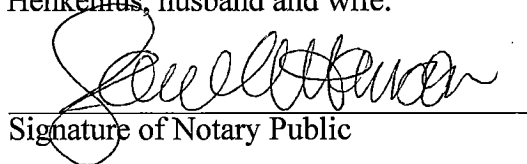

Neil A. Henkenius, Grantor


Nancy J. Feldmann N/K/A Nancy J. Henkenius,
Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 7th day of October, 2025, by Neil A. Henkenius and Nancy J. Feldmann N/K/A Nancy J. Henkenius, husband and wife.




Signature of Notary Public