

Recorded: 11/4/2025 at 2:34:10.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$240.80  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 2971

**Return To:** Benjamin Geselbracht, 109 S. West St., Earlville, IA 52041

**Taxpayer:** Benjamin Geselbracht, 109 S. West St., Earlville, IA 52041

**Preparer:** Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



## WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Leo G. Massman Jr., legally separated and Traci J. Massman, legally separated, do hereby Convey to Benjamin Geselbracht, the following described real estate in Delaware County, Iowa:

Lots One (1) and Two (2), Block Thirty One (31), Earlville, formerly Nottingham, Iowa, according to plat recorded in Book I L.D., Page 346, and Retracement Plat recorded in Book 2017, Page 1703.

*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.*

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.

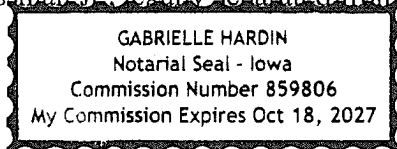
Dated: 10/28/25

Leo G. Massman Jr.  
Leo G. Massman Jr., Grantor

Traci J. Massman  
Traci J. Massman, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

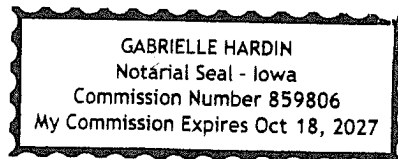
This record was acknowledged before me on 10/28/25 by  
Leo G. Massman Jr., legally separated from Traci J. Massman



Gabrielle Hardin  
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 10/28/25 by  
and Traci J. Massman, legally separated from Leo G. Massman Jr.



Gabrielle Hardin  
Signature of Notary Public