

Recorded: 11/7/2025 at 8:02:36.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3007

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Stephen L. German, Jr. & Jessica M. German, 1246 Buchanan-Delaware Ave., Lamont, IA 50650

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Michael A. Welter and Andrea R. Welter, husband and wife, do hereby convey to Stephen L. German, Jr. and Jessica M. German, 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:

The South seven hundred ninety five (795) feet of the West three hundred five and five-tenths (305.5) feet of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and the North sixty one (61) feet of the West three hundred five and five-tenths (305.5) feet of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Eighteen (18), Township Ninety (90) North, Range Six (6) West of the Fifth P.M., Delaware County, Iowa.

***This deed is exempt according to Iowa Code 428A.2(21).**

The Grantor does hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: October 3, 2025.



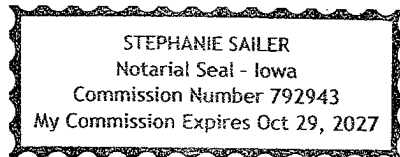
Michael A. Welter, Grantor



Andrea R. Welter, Grantor

STATE OF IOWA)
)ss
COUNTY OF BUCHANAN)

This instrument was acknowledged before me on October 3, 2025, by Michael A. Welter and Andrea R. Welter, husband and wife.



Stephanie Sailer
Notary Public