



Book 2025 Page 3326

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Date 12/05/2025 Time 3:33:09PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$6.40

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Blake A. Nielsen, 605 North Street, Brandon, IA 52210

Return Document To: Blake A. Nielsen, ^{P.O. Box 775} 605 North Street, Brandon, IA 52210

Grantors: Kory J. Wulfekuhle and Michelle M. Wulfekuhle

Grantees: Blake A. Nielsen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Four Thousand Five Hundred Dollar(s) and other valuable consideration, Kory J. Wulfekuhle and Michelle M. Wulfekuhle, husband and wife, do hereby Convey to Blake A. Nielsen, the following described real estate in Delaware County, Iowa:

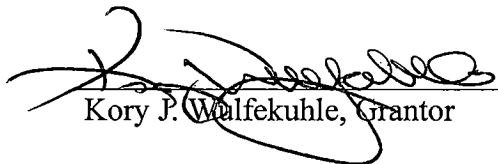
Lot Seven Hundred Ninety One (791), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284

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.

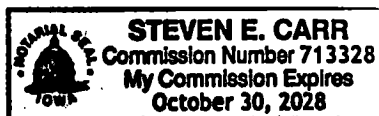
Dated: 12-5-25


Kory J. Wulfekuhle, Grantor


Michelle M. Wulfekuhle, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 5, 2025 by
Kory J. Wulfekuhle and Michelle M. Wulfekuhle.




Signature of Notary Public