



Book 2025 Page 3542

Document 2025 3542 Type 03 001 Pages 2
Date 12/23/2025 Time 10:26:17AM
Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$591.20

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: Kevin Nieman, 2357 Highway 38, Delhi, Iowa 52223

Return Document To: Kevin Nieman, 2357 Highway 38, Delhi, Iowa 52223

Grantors: Donna Jean Wall

Grantees: Kevin Nieman

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, Donna Jean Wall, a single person, does hereby Convey to Kevin Nieman, as a single person, the following described real estate in Delaware County, Iowa:

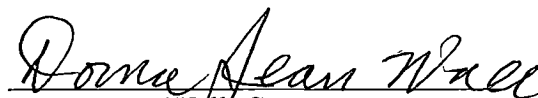
The West ½ of the Northwest (NW¼) of Section Sixteen (16) and the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Seventeen (17), all in Township Eighty-Eight (88) North, Range 4, West of the 5th P.M., except Parcel R part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) Section 17, Township 88 North, Range 4, West of the 5th P.M. according to the plat recorded in Book 2005, Page 3836 of the records of the Delaware County Recorder and further excepting Parcel C, part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) and part of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Seventeen (17), Township Eighty-Eight (88) North, Range 4, West of the 5th P.M. according to the plat recorded in Book 8 Plats, Page 131 of the records of the Delaware County Recorder.

This deed is given in fulfillment of Real Estate Contract filed December 19, 2005 in Book 2005, Page 4439, as amended by Amendment to Real Estate Contract filed December 9, 2016 in Book 2016, Page 3401

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.

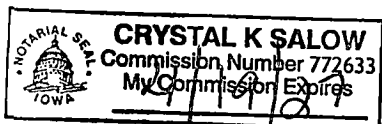
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

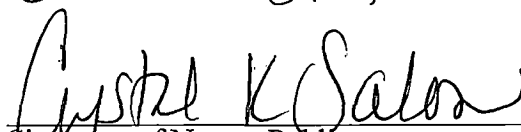
Dated: 12-23-2025


Donna Jean Wall, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 23, 2025 by Donna Jean Wall, a single person.




Signature of Notary Public