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**Date 2/26/2026 Time 8:00:15AM**

**Rec Amt \$12.00 Aud Amt \$5.00**

**Rev Transfer Tax \$39.20**

**Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA**

**WARRANTY DEED  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Bruce Wessels, 1705 195th Street, Manchester, IA 52057

**Return Document To:** Bruce Wessels, 1705 195th Street, Manchester, IA 52057

**Grantors:** Blake Bernard Necas

**Grantees:** Bruce Wessels

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of Twenty-Five Thousand Dollar(s) and other valuable consideration, Blake Bernard Necas, a single person, does hereby Convey to Bruce Wessels, the following described real estate in Delaware County, Iowa:

The West Forty-one (W 41) feet of the East One Hundred Forty-four (E 144) feet of the South Half (S½) of Lot "L" of Iowa Land Company's Subdivision to the Town of Manchester, Delaware County, Iowa, according to Plat recorded in Book 4 L.D., Page 514, except as to parts of the streets and alleys thereof, deeded to the City of Manchester, Iowa, and easements over the East Four (E 4) feet thereof, and excepting that part of the East Sixty-six (E 66) feet of the Southwest Quarter (SW¼) of Lot "L" overlapping the above described real estate

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.

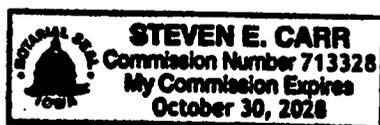
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: February 24<sup>th</sup>, 2026.

  
Blake Bernard Necas, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 24<sup>th</sup>, 2026 by Blake Bernard Necas.



  
Signature of Notary Public