



**Book 2026 Page 698**  
**Document 2026 698 Type 03 001 Pages 2**  
**Date 3/25/2026 Time 11:59:48AM**  
**Rec Amt \$12.00 Aud Amt \$5.00**  
**Rev Transfer Tax \$19.20**

**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:** Jessie J. Ermer, 806 Gordon Street, Masonville, IA 50654

**Return Document To:** Jessie J. Ermer, 806 Gordon Street, Masonville, IA 50654

**Grantors:** Irvin J. McDowell and Dixie L. McDowell

**Grantees:** Jessie J. Ermer

**Legal Description:** See Page 2

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



WARRANTY DEED

For the consideration of Twelve Thousand Five Hundred Dollar(s) and other valuable consideration, Irvin J. McDowell and Dixie L. McDowell, husband and wife, do hereby Convey to Jessie J. Ermer, the following described real estate in Delaware County, Iowa:

Lots Twenty One (21) and Twenty Two (22), Stevens Addition to Masonville, Iowa, according to plat recorded in Book 15 L.D., Page 189

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.

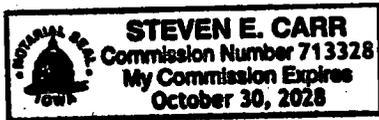
Dated: March 25, 2024

Irvin J. McDowell, Grantor

Dixie L. McDowell, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 25, 2024 by Irvin J. McDowell and Dixie L. McDowell.



Signature of Notary Public