



Book 2026 Page 2564

Document 2026 2564 Type 03 001 Pages 2

Date 9/01/2026 Time 1:44:39PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,855.20

**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: Paul Roussell and Heidi R. Roussell, 22670 262nd St, Delhi, Iowa 52223

Return Document To: Hanson Law Office, PLLC, 401 E Main St, Manchester, Iowa 52057

Grantors: David C. Wendt

Grantees: Paul Roussell and Heidi R. Roussell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

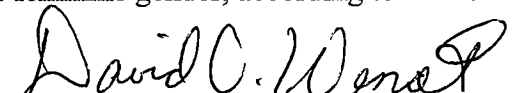
For the consideration of Ten Dollar(s) and other valuable consideration, David C. Wendt, a single person, does hereby Convey to Paul Roussell and Heidi R. Roussell, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

That part of Lots Nine (9) and Ten (10) of Connolly's Riverview Addition to Delaware County, Iowa, according to plat recorded in Book 2 Plats, Pages 86-87, described as commencing at the Southwest corner of said Lot Nine (9), and running thence East on the South line of Lot Nine (9) a distance of ten (10.0) feet, thence Northwesterly forty five (45.0) feet to a point on the line between said Lots Nine (9) and Ten (10), which point is forty three (43.0) feet North of the Southwest corner of said Lot Nine (9), thence West on a line parallel with the South line of Lot Ten (10) a distance of thirty three (33.0) feet, thence South on a line parallel with the East line of Lot Ten (10) a distance of forty three (43.0) feet to the South line of Lot Ten (10), thence East on the South line of said Lot Ten (10) a distance of thirty three (33.0) feet to the point of beginning; and also that tract of land (perpetual usage) lying South of above described portion of Lots Nine (9) and Ten (10) extended to the water's edge; same being a part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty (30), Township Eighty Eight North, Range Four (4), West of the 5th P.M.; also Parcel D of Lot 18 in A.J. Schmidt First Subdivision Part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), Section Thirty (30), Township Eighty-Eight North (T88N), Range Four West (R4W) of the 5th Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 2582

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.

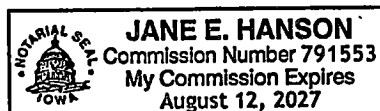
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: September 1, 2026.


David C. Wendt, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 1, 2026 by
David C. Wendt, a single person.




Signature of Notary Public