

Recorded: 10/1/2026 at 10:56:27.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$319.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2883

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Eric Werner and Aspen Werner, 2252 297th St, Delhi, Iowa 52223

Return Document To: Eric Werner and Aspen Werner, 2252 297th St, Delhi, Iowa 52223

Grantors: Jamie Britt and Angela L. Britt

Grantees: Eric Werner and Aspen Werner

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, Jamie Britt and Angela L. Britt, husband and wife, do hereby Convey to Eric Werner and Aspen Werner, 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:

Parcel 2017-57 in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ -SE $\frac{1}{4}$) of Section 7, Township 87 North, Range 4 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2017, Page 1996

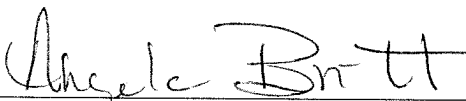
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 30, 2026.



Jamie Britt, Grantor



Angela L. Britt, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 30, 2026 by Jamie Britt and Angela L. Britt, husband and wife.





Signature of Notary Public