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Book 2018 Page 1480

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Ew
American Trust + Sup
P.O. Box 938
Dubuque IA
52004

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (name and complete address)
Richard J. Bruggemann, 1450 290th Avenue, Dyersville, IA 52040

Return Document To: (name and complete address)
Richard J. Bruggemann, 1450 290th Avenue, Dyersville, IA 52040

Grantors:
Wesley Aaron Uldrich

Grantees:
Richard J. Bruggemann

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $25,000.00 Dollar(s) and other valuable consideration, Wesley Aaron Uldrich, a single person does hereby Convey to Richard J. Bruggemann the following described real estate in Delaware County, Iowa:

> The North sixty one (61) feet of Lot Four (4) of the Subdivision of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Four (4), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., according to plat recorded in Book 2 Plats, Page 9, subject to easements of record.

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: May 4 ,2018.

Wesley Aaron Uldrich (Grantor)

STATE OF **IOWA**, COUNTY OF Delaware

This record was acknowledged before me on May 4, 2018 ,2018 by Wesley Aaron Uldrich, a single person.

THOMAS J HANSON
Commission Number 115040
My Commission Expires
September 22, 2019

Signature of Notary Public