Recorded: 6/23/2020 at 8:21:48.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.32
Combined Fee: $20.32
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 2046

Prepared by: Andy Seyfer | P.O. Box 2804 | (319) 363-0101
Bradley & Riley PC | Cedar Rapids, IA 52406-2804 FAX | (319) 363-9824

Return to and Address tax statement: Joshua Wendling, 2308 170th Avenue, Manchester IA 52057

Warranty Deed

For the consideration of Ten Dollars and other valuable consideration, WENDLING FAMILY FARMS LLC does hereby convey to JOSHUA A. WENDLING and MARY E. TODD-WENDLING, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

PARCEL 2020-21 PART OF THE SW1/4-SW1/4 AND PART OF THE SE 1/4 - SW 1/4 OF SECTION 7, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2020, PAGE 368

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Exempt from Transfer Tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2 (21) – consideration less than $500.00.

The Corporation hereby covenants with Grantee, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to warrant and defend the real estate against lawful claims of all persons except as may be above stated.

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: June 17, 2020.

WENDLING FAMILY FARMS, LLC

By: Dennis L. Wendling
DENNIS L. WENDLING, MANAGER

By: Kathryn E. Wendling
KATHRYN E. WENDLING, MANAGER

STATE OF IOWA

COUNTY OF Jones ss.

On this 17th day of June, 2020, before me personally appeared Dennis L. Wendling, Manager of Wendling Family Farms, LLC

NOTARIAL SEAL IOWA
CHERYL PETERS
Commission Number 197212
My Commission Expires
7-2-22

Cheryl Peters
Notary Public in and for the State of Iowa

STATE OF IOWA

COUNTY OF Jones ss.

On this 17th day of June, 2020, before me personally appeared Kathryn E. Wendling, Manager of Wendling Family Farms, LLC

Cheryl Peters
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
CHERYL PETERS
Commission Number 197212
My Commission Expires
7-2-22