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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
George Davis, 225 1st Avenue East Dyersville, Iowa 52040
Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Austin H. Nerney, 13 West Margaret Street, Earlville, Iowa 52041

Return Document To: (Name and complete address)
Austin H. Nerney, 13 West Margaret Street, Earlville, Iowa 52041

Grantors:
James H. Pensel
Xochilth A. Pensel

Grantees:
Austin H. Nerney

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, James H. Pensel and Xochilth A. Pensel, husband and wife do hereby Convey to Austin H. Nerney the following described real estate in Delaware County, Iowa: All of our interest in The West eighty (80) feet of the East two hundred twenty four (224) feet of the South ninety nine (99) feet of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty Six (26), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., except any part thereof included in Warranty Deed recorded in Book 62, L.D., Page 201

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 on 9/29/2020.

James H. Pensel (Grantor)

Xochilth A. Pensel (Grantor)

(Grantor)

(Grantor)

STATE OF CALIFORNIA, COUNTY OF San Diego

This record was acknowledged before me on Sept 29, 2020, by James H. Pensel and Xochilth A. Pensel, husband and wife.

JULIE D. WALKER
Notary Public - California
San Diego County
Commission # 2326801
My Comm. Expires May 28, 2024

Signature of Notary Public

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