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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, Phone: (563) 927-5920

Taxpayer Information: Pat & Tracy Hammes, LLC, 1436 Highway 34, Batavia, IA 52533

Return Document To: Pat & Tracy Hammes, LLC, 1436 Highway 34, Batavia, IA 52533

Grantors: Justin Michael Wenger and Paige Wenger

Grantees: Pat & Tracy Hammes, LLC

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, Justin Michael Wenger and Paige Wenger, husband and wife, do hereby Convey to Pat & Tracy Hammes, LLC, a corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Parcel C in the SW 1/4 Section 17 - T87N - R6W Delaware County, Iowa, according to plat recorded in Book 2005, Page 1564

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: March 1, 2021

Justin Michael Wenger, Grantor

Paige Wenger, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 1, 2021 by Justin Michael Wenger and Paige Wenger, husband and wife.

NOTARIAL SEAL IOWA
JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2021

Signature of Notary Public

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