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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

Return Document To: Andrew J. Westphal
125 8th St. NW, Dyersville, IA 52040
Preparer Information: Jamie A. Splinter, Splinter Law Office, AT0007454
1660 Embassy W. Dr., Suite 125,
Dubuque, IA 52002, PH: 563-556-0512
Address Tax Statement: Andrew J. Westphal
125 8th St. NW, Dyersville, IA 52040

GRANTORS, Harry C. Pierce and Rhea A. Pierce, husband and wife, for the consideration of ten ($10.00) Dollars and other valuable consideration, do hereby Convey to GRANTEE, Andrew J. Westphal, a single person, the following described real estate in Dubuque County, Iowa:

> The South sixty eight and seventy five one-hundredths (68.75) feet of the North one hundred thirty four and seventy five one-hundredths (134.75) feet of Lot Three (3) of Subdivision of Lots One (1) and Two (2) of Hyler and Loop's Addition to Dyersville, Iowa, according to plat recorded in Book 1 Plats, Page [redacted]. 145.

Grantors do Hereby Covenant with grantee, 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. 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: April 21, 2021

Harry C. Pierce

Rhea A. Pierce

STATE OF IOWA]
] SS.
COUNTY OF DUBUQUE]

This instrument was acknowledged before me on 21st day of April, 2021, by Harry C. Pierce.

BOBBI JO VOLKENS
Commission Number 726681
My Comm. Exp. 1-29-22

Notary Public in and for Said State

STATE OF IOWA]
] SS.
COUNTY OF DUBUQUE]

This instrument was acknowledged before me on 21st day of April, 2021, by Rhea A. Pierce.

BOBBI JO VOLKENS
Commission Number 726681
My Comm. Exp. 1-29-22

Notary Public in and for Said State