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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Dennis L. and Jane K. Wegner, 2466 290th Street, Delhi, Iowa 52223

Return Document To: Dennis L. and Jane K. Wegner, 2466 290th Street, Delhi, Iowa 52223

Grantors: Janice Rion, Kenneth Rion, Ruth Ann Kugel, and Robert Kugel

Grantees: Dennis L. Wegner and Jane K. Wegner

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Twenty Thousand Dollar(s) and other valuable consideration, Janice Rion and Kenneth Rion, wife and husband, and Ruth Ann Kugel and Robert Kugel, wife and husband, do hereby Convey to Dennis L. Wegner and Jane K. Wegner, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) and all that part of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Nine (9) as lies East of the center of the Hopkinton and Bay Settlement Road as now traveled, all in Township Eighty Seven North (87N), Range Four (4), West of the Fifth Principal Meridian, except that part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of said Section Nine (9) described as commencing at the Southwest corner of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of said Section Nine (9), said point being the point of beginning, thence East six hundred twenty three and three-tenths (623.3) feet along the South line of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of said Section Nine (9), thence North 16°08' West two hundred thirty five and six-tenths (235.6) feet, thence North 75°57' East one hundred sixty four and three-tenths (164.3) feet, thence North 12°22' West one hundred fifty four and eight-tenths (154.8) feet, thence South 84°47' West six hundred ninety three and two-tenths (693.2) feet, thence South 1°02' East three hundred fifty four and four-tenths (354.4) feet to the point of beginning. The Southwest line of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Nine (9), is assume to bear due East and West, subject to easements of record Except Parcel G part of NW NE & pt NE NE 9-87-4 per plat recorded in Bk 2009 Page 4073

This deed is given in fulfillment of real estate contract dated February 18, 2010 and filed February 24, 2010 in Book 2010, Page 516.

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 8, 2022.

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Janice Rion, Grantor

Kenneth Rion, Grantor

Ruth Ann Kugel, Grantor

Robert Kugel, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 8, 2022 by Janice Rion and Kenneth Rion, wife and husband.

STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022

Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 8, 2022 by Ruth Ann Kugel and Robert Kugel, wife and husband.

STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022

Signature of Notary Public