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Document 2022 1689 Type 03 001 Pages 1
Date 5/27/2022 Time 10:57:18AM
Rec Amt $7.00 Aud Amt $5.00
Rev Transfer Tax $47.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARER: Nick Strittmatter 123 East First Street PO Box 229 Monticello,IA 52310 Ph 319-465-3531
TAX INFO: Edward and Marla Wulfekuhle, LLC, 108 Franklin Street, Delhi, IA 52223
RETURN TO: Attorney Steve Carr, 117 South Franklin Street, Manchester, IA 52057

WARRANTY DEED

For the consideration of one dollar ($1.00)---------- and other valuable consideration, JEFFREY P. FREIBURGER and ANGIE L. FREIBURGER, husband and wife, do hereby convey to EDWARD A. WULFEKUHLE and MARLA L. WULFEKUHLE, Trustees of the Edward A. Wulfekuhle Living Trust dated August 21, 2019, and any amendments thereto, the following described real estate in Delaware County, Iowa:

The North one-half (N 1/2) of Lots One (1) and Two (2), Block Thirteen (13), Hobbs Addition to Delhi, Iowa, according to plat recorded in Book D L.D., Pages 516-517.

Grantors hereby covenant with grantee, and successors-in-interest, that grantors hold the real estate by title in fee simple, and 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: May 26, 2022.

JEFFREY P. FREIBURGER **(Grantor)**

ANGIE L. FREIBURGER **(Grantor)**

STATE OF IOWA, COUNTY OF JONES, §

On this 26th day of May, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey P. Freiburger and Angie L. Freiburger, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

NOTARIAL SEAL IOWA

N. L. STRITTMATTER
Commission Number 111429
My Commission Expires
4-5-24

N.L. STRITTMATTER **Notary Public**