Recorded: 4/11/2023 at 9:06:33.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $361.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 761

Return To: Blake E. Mormann and Dana A. Whalen, 2417 130th Ave, Manchester, IA 52057
Taxpayer: Blake E. Mormann and Dana A. Whalen, 2417 130th Ave, Manchester, IA 52057
Preparer: Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Phone: 563-744-3359

WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Randy G. Mormann and Jacqueline K. Mormann, husband and wife, do hereby Convey to Blake Edward Mormann, a single person, and Dana Ann Whalen, a single person, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

> That part of the East one-half (E ½) of the Northeast Quarter (NE ¼) of Section Sixteen (16), Township Eighty Eight (88) North, Range Six (6), West of the Fifth Principal Meridian described as commencing at the Southeast corner of said Northeast Quarter (NE ¼) and running thence North on the East line of said Section Sixteen (16) eight hundred twenty seven and eight-tenths (827.8) feet to the point of beginning, thence North 61° 38' 40" West five hundred seventy two and twenty five one hundredths (572.25) feet, thence North 35° 29' 20" West six hundred sixty nine and eighty four one hundredths (669.84) feet, thence North 89° 11' West four hundred thirty and two one hundredths (430.02) feet to the West line of said East one-half (E ½) of the Northeast Quarter (NE ¼) thence North on said West line to the Northwest corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE¼), thence East on the North line of said Section Sixteen (16) to the Northeast corner of said Section Sixteen (16), thence South on the East line of Section Sixteen (16) to the point of beginning.

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: 4-10-2023.

Randy G. Mormann, Grantor

Jacqueline K. Mormann, Grantor

STATE OF IOWA, COUNTY OF Buchanan

This record was acknowledged before me on April 10 2023 by Randy G. Mormann and Jacqueline K. Mormann.

Signature of Notary Public

NOTARIAL SEAL IOWA
ANDREW J HAUBER
COMMISSION NO. 784331
MY COMMISSION EXPIRES
5/20/2023

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