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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $799.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Douglas D. Herman
Lynch Dallas, PC
PO Box 2457
Cedar Rapids, Iowa 52406
Telephone: 319-365-9101
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Taxpayer/Return Address:
Mark L. Welter and Diane M. Welter
954 Valley Drive
Monticello, Iowa 52310

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other valuable consideration, Daniel Welter a/k/a Daniel W. Welter, a single person, does hereby convey to Mark L. Welter and Diane M. Welter, 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:

> That part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty (20), Township Eighty Seven (87) North, Range Three (3), West of the Fifth P.M., described as commencing at the Southwest corner of said Northeast Quarter (NE 1/4) and running thence North four hundred fifty three (453) feet, thence East one hundred eighty four (184) feet, thence Southeasterly to a point on the South line of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) which is two hundred seventeen (217) feet East of the point of beginning, thence West two hundred seventeen (217) feet to the point of beginning

Grantor does hereby covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that he has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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 20th, 2023

Daniel W. Welter, Grantor

STATE OF IOWA)
) §
COUNTY OF Jones)

On this 20 day of April, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Daniel W. Welter, to me known to be the identical person named in and who executed the same as his voluntary act and deed.

NOTARIAL SEAL IOWA
MORGAN WEBER
Commission Number 748942
My Commission Expires
1-27-26

Notary Public in and for State of Iowa