Recorded: 2/20/2025 at 3:52:24.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $472.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 454

Return To: Michael R. Maahs, 25547 Mariner Rd, Delhi, IA 52223
Taxpayer: Michael R. Maahs, 25547 Mariner Rd, Delhi, IA 52223
Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Allen Magsamen, a Single Person, does hereby Convey to Michael R. Maahs, as a Single Person, the following described real estate in Delaware County, Iowa:

Lot Ten (10) of Lost Beach Valley Second Subdivision A Subdivision Of Lot A Of Lost Beach Valley Subdivision In The NW 1/4 Of The SE 1/4 Of Section 19, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to the plat recorded in Book 2017, Page 2254.

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: February 19, 2025.

Allen Magsamen, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on February 19, 2025 by Allen Magsamen, single.

Susan K Meyer
State of Iowa
Notary Public
Commission No. 798639
My Commission Expires 08/29/2025

Signature of Notary Public