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Document 2025 546 Type 03 001 Pages 2
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Rec Amt $12.00 Aud Amt $10.00
Rev Transfer Tax $1,135.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Daniel R. Gudenkauf and Sarah J. Gudenkauf, 3277 180th Ave, Ryan, Iowa 52330

Return Document To: Daniel R. Gudenkauf and Sarah J. Gudenkauf, 3277 180th Ave, Ryan, Iowa 52330

Grantors: Raymond J. Gudenkauf and Sally J. Gudenkauf

Grantees: Daniel R. Gudenkauf and Sarah J. Gudenkauf

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Raymond J. Gudenkauf and Sally J. Gudenkauf, husband and wife, do hereby Convey to Daniel R. Gudenkauf and ~~Sara~~ Sarah J. Gudenkauf, as husband and wife as joint tenants will full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The North one-half (N½) of the Northwest Quarter (NW¼) of Section Thirty Two (32); except the North 300 ft of the West 500 feet of the East 774 ft in the NE ¼ of the NW ¼ of Said Section Thirty Two (32); and the Southeast Quarter (SE¼) of Section Twenty Nine (29), all in Township Eighty Seven (87) North, Range Five (5), West of the 5th P.M.; except the North 782 feet of the South 1,757 feet of the East 683 feet of the Southeast Quarter (SE¼) of said Section Twenty Nine (29);

The deed is given in fulfillment of Real Estate Contract filed March 1, 2005 in Book 2005, Page 664. (Partial Fulfillment of this Contract was filed in Deed at Book 2011, Page 2709)

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 28, 2025.

Raymond J. Gudenkauf, Grantor

Sally J. Gudenkauf, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 28, 2025 by Raymond J. Gudenkauf and Sally J. Gudenkauf, husband and wife.

JANE E. HANSON
Commission Number 791553
My Commission Expires
August 12, 2027

Signature of Notary Public

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