Book 2025 Page 735
Document 2025 735 Type 03 001 Pages 3
Date 3/24/2025 Time 2:00:28PM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $359.20

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 F. Schustersich, 2344 245th Avenue, Delhi, Iowa 52223

Return Document To: Daniel F. Schustersich, 2344 245th Avenue, Delhi, Iowa 52223

Grantors: Roberta A. Schustersich

Grantees: Daniel F. Schustersich

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, Roberta A. Schustersich, a single person, does hereby Convey to Daniel F. Schustersich the following described real estate in Delaware County, Iowa:

The West one-half (W½) of the Northeast Quarter (NE¼) of Section Nine (9), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., except commencing at the Southwest corner of said Northeast Quarter (NE¼), thence North fifty (50) rods, thence East forty eight (48) rods, thence South fifty (50) rods, thence West forty eight (48) rods to the point of beginning, and also except Parcel H part Of The Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) And Part Of The Southwest Quarter (SW¼) Of The Northeast Quarter (NE¼) All In Section Nine (9), Township Eighty-Eight (88) North (T88N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2006, Page 1833; and further except Parcel C part of SW 1/4 NE 1/4 9-88-4W 5th P.M., according to plat recorded in Book 2004, Page 754.

This deed is in fulfillment of Real Estate Contract recorded on April 19, 2012, in Book 2012, Page 1300.

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: March 20, 2025

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Roberta A. Schustersich, Grantor

STATE OF Colorado, COUNTY OF Jefferson

This record was acknowledged before me on 03/20/2025 by Roberta A. Schustersich, a single person.

MICHALYN ROMERO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224047858
MY COMMISSION EXPIRES DECEMBER 23RD 2026

Signature of Notary Public