Recorded: 4/30/2025 at 3:44:31.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $519.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1088

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Tyler J. and Rachel L. Schuman, 27100 218th Street, Earlville, IA 52041

Return Document To: Tyler J. and Rachel L. Schuman, 27100 218th Street, Earlville, IA 52041

Grantors: Thomas A. Schmuecker and Theresa M. Schmuecker

Grantees: Tyler J. Schuman and Rachel L. Schuman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Thomas A. Schmuecker and Theresa M. Schmuecker, husband and wife, do hereby Convey to Tyler J. Schuman and Rachel L. Schuman, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Two (2) and the East two hundred (200) feet of Lot One (1) of the Subdivision of Lot One (1) of Timbergate Subdivision of part of the South one-half (S ½) of the Southwest Quarter (SW ¼) and part of the West one-half (W ½) of the Southeast Quarter (SE ¼) of Section Thirty Six (36), Township Eighty Nine (89) North, Range Four (4), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 39, except that part included in Condemnation Proceedings recorded in Book Y Misc., Page 41

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: 4/29/25.

Thomas A. Schmuecker, Grantor

Theresa M. Schmuecker, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 29, 2025 by Thomas A. Schmuecker and Theresa M. Schmuecker.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2025

Signature of Notary Public

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