

Recorded: 3/7/2024 at 2:47:49.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$232.80  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 535

**Return To:** Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644,  
**Taxpayer:** Antonio Mercado, Sr. & Evelyn Irizarry Miranda, 713 Jasper Street, Manchester, IA 52057  
**Preparer:** Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644; (319) 334-3704

### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Ryan T. Beyer and Kelly L. Beyer f/k/a Kelly L. Gifford, husband and wife, do hereby convey to Antonio Mercado, Sr. and Evelyn Irizarry Miranda, 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:

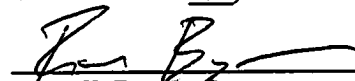
**Lots Seven Hundred Thirteen (713) and Seven Hundred Fourteen (714),  
Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285.**

**\*There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.**

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 7, 2024.

  
Ryan T. Beyer, Grantor

  
Kelly L. Beyer f/k/a Kelly L. Gifford, Grantor

STATE OF IOWA, COUNTY OF Delaware;

This record was acknowledged before me on March 7, 2024 by Ryan T. Beyer and Kelly L. Beyer f/k/a Kelly L. Gifford, husband and wife.

  
Signature of Notary Public

