

Recorded: 6/3/2024 at 2:21:04.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$39.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1201

**Return To:** Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Tel: 319-334-3704

**Taxpayer:** Gerald F. Doyle and JoEllen Doyle, 2266 Jefferson Rd, Manchester, IA 52057

**Preparer:** Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644

### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Rosemary E. Doyle, an unmarried widow, does hereby Convey to Gerald F. Doyle and JoEllen Doyle, husband and wife, as joint tenants with full rights or survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

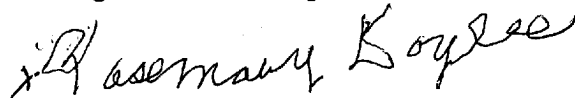
**Lot Five (5) and Lot Six (6) of the Plat of Doyle's Second Subdivision of part of the West one-half (W ½) of the Southwest Quarter (SW ¼) of Section Three (3), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth P.M., in Delaware County, Iowa.**

\*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.

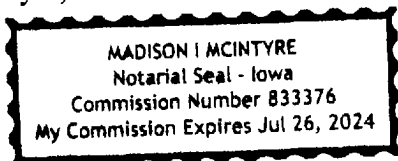
Dated: June 3, 2024.



Rosemary E. Doyle, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on June 3, 2024, by Rosemary E. Doyle, an unmarried widow.



Signature of Notary Public