

Recorded: 7/19/2024 at 11:18:13.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$647.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1710

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Phone: 319-334-3704

**Taxpayer Information:** Ryan Hauser and Ellen Hauser, 208 Deann Drive, Manchester, IA 52057

**Return Document To:** Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Phone: 319-334-3704

**Grantors:** David A. Farmer

**Grantees:** Ryan Hauser and Ellen Hauser

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

**WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, David A. Farmer, a single person, does hereby Convey to Ryan Hauser and Ellen Hauser, 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:

**Lot Twenty-Six (26) of Schulte's Second Addition to Northtown Estates, Manchester, Delaware County, Iowa, according to the plat recorded in Book 8 Plats, Page 10; also Parcel 2019-16 Part Of Lot 4 Of Subdivision Of Lot Twenty-Five (25) Of Schulte's First Addition To Northtown Estates Subdivision Of Sec. 20, T89N, R5W Of Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2109, Page 709.**

**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: July 16, 2024.

*David A. Farmer*

David A. Farmer, Grantor

STATE OF IOWA, COUNTY OF Marshall

This record was acknowledged before me on July 16, 2024 by David A. Farmer, a single person.

*Barbara K. Sailer*

Signature of Notary Public

