



Book 2024 Page 2849

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Date 11/13/2024 Time 9:44:01AM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$439.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**Preparer Information:** Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640  
**Return Document/Address Tax Statement:** Cody Monaghan, 125 Delhi Rd, Manchester, IA 52057

### WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, Troy M. Monaghan and Jennifer Monaghan, a married couple; do hereby convey to Cody Monaghan, a single person, the following described real estate in Delaware County, Iowa:

**Parcel B in the N.W. 1/4 of Section 33, T 89N, R 5 W of the 5th P.M., Delaware County, Iowa, according to the plat recorded in Book 6 Plats, Page 160**

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

*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 grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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. Jennifer Monaghan signs solely to relinquish any and all interest Jennifer Monaghan may have in the real estate, including any and 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.

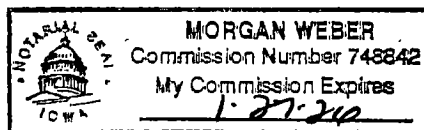
Dated: 11.4, 2024.

\_\_\_\_\_  
Troy M. Monaghan

\_\_\_\_\_  
Jennifer Monaghan

STATE OF IOWA COUNTY OF Delaware ss:

This record was acknowledged before me this 4th day of November, 2024, by Troy M. Monaghan and Jennifer Monaghan, a married couple.



\_\_\_\_\_  
Notary Public in and for State of Iowa