

Recorded: 1/3/2025 at 9:35:49.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$223.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 21

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

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

**Payee Information:** Gary's Property, LLC, 800 15th Avenue Southwest, Mount Vernon, IA 52314

**Return Document To:** Gary's Property, LLC, 800 15th Avenue Southwest, Mount Vernon, IA 52314

**Grantors:** Judy A. Haynes

**Grantees:** Gary's Property, LLC

**Legal Description:** See Page 2

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



## WARRANTY DEED

For the consideration of One Hundred Forty Thousand Dollar(s) and other valuable consideration, Judy A. Haynes, a single person, does hereby Convey to Gary's Property, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Thirty Three (33) of Northtown Estates, Subdivision of part of the North One-half (N $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty (20), Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 13

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.

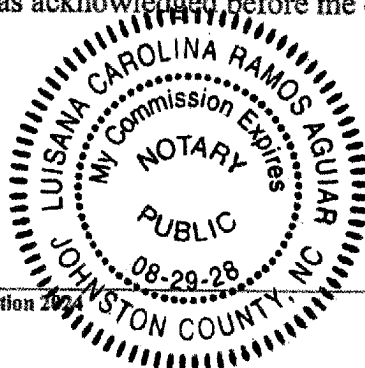
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 12/30/24

Judy A. Haynes  
Judy A. Haynes, Grantor

STATE OF NORTH CAROLINA, COUNTY OF Wake

This record was acknowledged before me on 12/30/2024 by  
Judy A. Haynes.



Luisana Carolina Ramos Aguiar  
Signature of Notary Public