

Recorded: 1/9/2025 at 8:07:47.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$319.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 103

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Sarah Voelker and Derek Harbach, 12 Gay Street, Delhi, Iowa 52223

Return Document To: Sarah Voelker and Derek Harbach, 12 Gay Street, Delhi, Iowa 52223

Grantors: Carol Harbach

Grantees: Sarah Voelker and Derek Harbach

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Carol Harbach, a single person, does hereby Convey to Sarah Voelker and Derek Harbach, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The West one-half (W½) of Lot Three (3), and all of Lots Four (4) and Five (5),
Block Twenty Three (23), Delhi, Iowa, according to plat recorded in Book A
L.D., Pages 128-129

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.

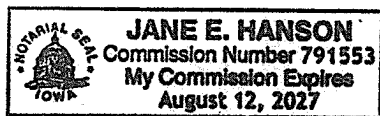
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: November 27, 2024.

Carol Harbach, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 27, 2024 by Carol Harbach, a single person.



Signature of Notary Public