

Recorded: 1/13/2025 at 10:50:56.0 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: 139

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Brian Eagan, 981 East Main Street, Manchester, IA 52057

Return Document To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

Grantors: Bryan Rieken and Susan Rieken

Grantees: Brian Eagan and Jana Eagan

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Bryan Rieken and Susan Rieken, husband and wife, do hereby convey to Brian Eagan and Jana Eagan, 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 Four (4) of "Homeworks Subdivision" being a subdivision of Parcel J in Section 33, Township 89 North, Range 5 West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 1999, Page 232. Subject however to an easement for ingress and egress over and across the North 15 feet of the above-described Lot 4 for the benefit of Lot 3 of Homeworks Subdivision,

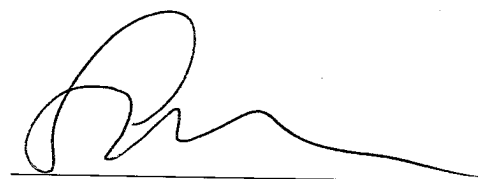
***This deed is given in full satisfaction of the real estate contract filed January 13, 2022, in Book 2022, Page 162, in the records of the Delaware County, Iowa Recorder.**

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.

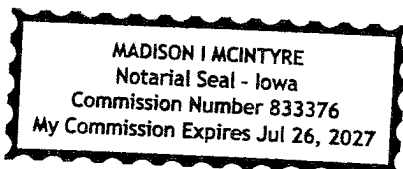
Dated: January 13, 2025.


Bryan Rieken, Grantor


Susan Rieken, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN:

This instrument was acknowledged before me on January 13, 2025, by Bryan Rieken and Susan Rieken, husband and wife.




Notary Public