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Date 1/28/2025 Time 9:55:47AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$375.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

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

Taxpayer Information: Robert and Samantha Holden, 524 Union Street, Ryan, IA 52330

Return Document To: ~~Robert and Samantha Holden, 524 Union Street, Ryan, IA 52330~~

Grantors: Wade Feldmann and Elizabeth Feldmann

RIVER RIDGE ESCROW CO
600 BOYSON RD NE STE 200
CEDAR RAPIDS IA 52402

Grantees: Robert Holden and Samantha Holden

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Thirty-Five Thousand Dollar(s) and other valuable consideration, Wade Feldmann and Elizabeth Feldmann, husband and wife, do hereby Convey to Robert Holden and Samantha Holden, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Three (3) of Keegan's Subdivision to Ryan, Iowa, same being a part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Thirteen (13), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M., according to plat recorded in Book 2 ~~Plats~~, Page 162
Plats,

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.

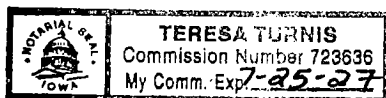
Dated: January 24, 2025

Wade Feldmann
Wade Feldmann, Grantor

Elizabeth Feldmann
Elizabeth Feldmann, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 24, 2025 by Wade Feldmann and Elizabeth Feldmann.



Teresa Turnis
Signature of Notary Public