

Recorded: 3/25/2025 at 12:36:33.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$303.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 743

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Carrie Farmer, 108 E Honey Creek Drive, Manchester, Iowa 52057

Return Document To: Carrie Farmer, 108 E Honey Creek Drive, Manchester, Iowa 52057

Grantors: Gladys M. Tinker

Grantees: Carrie Farmer

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, Gladys M. Tinker, a single person, does hereby Convey to Carrie Farmer, as a single person, the following described real estate in Delaware County, Iowa:

Unit #1 of Building #1 and the undivided interest in the common elements appurtenant to said Unit, in Honey Creek Condominiums, according to Declaration recorded in Book 2011, Page 2592; same being located on Lot Six (6) of North Oak Subdivision being a subdivision of the Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4) and part of the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4) of Section 20, 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 126

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.

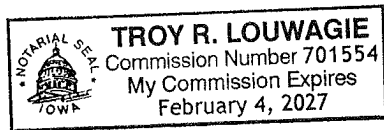
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: March 25, 2025

Gladys M. Tinker
Gladys M. Tinker, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 25, 2025 by Gladys M. Tinker, a single person.



[Signature]
Signature of Notary Public