

Recorded: 4/28/2025 at 8:09:24.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$314.40  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1047

**Return To:** Scott R. Hyde and Anna Rodenberg, 108 Circle Dr. Manchester, IA 52057  
**Taxpayer:** Scott R. Hyde and Anna Rodenberg, 108 Circle Dr. Manchester, IA 52057  
**Preparer:** Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



### **WARRANTY DEED JOINT TENANCY**

For the consideration of Ten Dollar(s) and other valuable consideration, Nicholas Thompson, a Single Person, does hereby Convey to Scott R. Hyde and Anna Rodenberg, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:


That part of Lots Eleven (11) and Twelve (12) of the Subdivision of the North one-half (N1/2) of the Southeast Quarter (SE1/4) and the South one-half (S1/2) of the Northeast Quarter (NE1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point thirty three (33.0) feet North and one hundred sixty eight and five-tenths (168.5) feet East from the Southwest corner of said Lot Twelve (12), and running thence East sixty five and one-half (65 1/2) feet, thence North one hundred twenty (120.0) feet, thence West sixty five and one-half (65 1/2) feet, thence South one hundred twenty (120.0) feet to the point of beginning; also that part of Lots Eleven (11) and Twelve (12) of the Subdivision of the North one-half (N1/2) of the Southeast Quarter (SE1/4) and the South one-half (S1/2) of the Northeast Quarter (NE1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6, described as commencing at a point thirty three (33) feet North of the Southwest corner of said Lot Twelve (12), thence East one hundred sixty eight and five-tenths (168.5) feet, thence North ninety five (95) feet, thence West one hundred sixty eight and five-tenths (168.5) feet, thence South ninety five (95) feet to the point of beginning, except the West ninety five (95) feet thereof.

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: April 23, 2025.

  
Nicholas Thompson, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 23, 2025 by  
Nicholas Thompson, single.

  
Signature of Notary Public

