

Recorded: 5/8/2025 at 3:11:17.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$258.40  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1163

**Return To/Taxpayer:** Joshua W. Wharton, 329 Adams St, Ryan, IA 52330

**Preparer:** Benjamin M. Lange, Lange & McMahon, 222 1<sup>st</sup> Street East, Independence, IA 50644 (319) 334-4488

### **WARRANTY DEED**

For the consideration of one Dollar(s) and other valuable consideration, Connor M. Wickman and Natalyn M. Wickman, husband and wife, do hereby Convey to Joshua W. Wharton, a single person, the following described real estate in **Delaware County, Iowa**:

**Lots One (1) and Two (2) and the North eleven (11.0) feet of Lot Three (3) of Magirl's Addition to Ryan, Iowa, according to plat recorded in Book 1 Plats, Page 47**

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: May 8, 2025.

Connor M. Wickman

Connor M. Wickman (Grantor)

Natalyn M. Wickman

Natalyn M. Wickman (Grantor)

STATE OF IOWA, COUNTY OF Delaware ss.

This record was acknowledged before me this 8<sup>th</sup> day of May, 2025, by Connor M. Wickman and Natalyn M. Wickman.

Teresa Turnis

Signature of Notary Public

