

Recorded: 5/15/2025 at 8:46:23.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$615.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1228

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640
Return Document/Address Tax Statement: Carolyn S. Clark, 16300 189th Street, Manchester, IA 52057

WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, Mitch A. Devlin and Cassie Devlin, a married couple, do hereby convey to Carolyn S. Clark, a single person, the following described real estate in **Delaware County, Iowa**:

Lot Two (2) of North Ridge Subdivision Located in SE 1/4 of SW 1/4 of Section 18 Twp 89 North, Range 5 West of the 5th P.M. Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 65

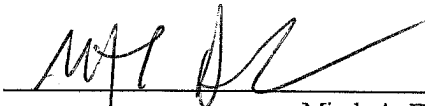
The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

This transaction is not exempt from the requirement to submit a groundwater hazard statement.


Grantors do hereby covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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. Cassie Devlin signs solely to relinquish any and all interest Cassie Devlin may have in the real estate, including any and 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, 12, 2025.



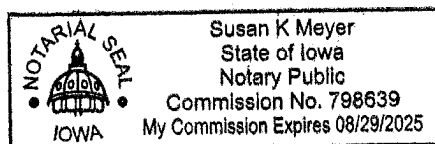
Mitch A. Devlin

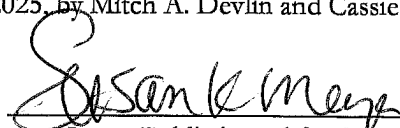


Cassie Devlin

STATE OF IOWA COUNTY OF Delaware ss:

This record was acknowledged before me this 12 day of May, 2025, by Mitch A. Devlin and Cassie Devlin, a married couple.





Notary Public in and for State of Iowa