

Recorded: 5/22/2025 at 2:20:34.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$418.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1306

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Lincoln, IA 52233, (319) 362-3640
Return to/Address Tax Statement: Matthew Steven Holmes and Shannon Marie Holmes, 740 Carter Drive, Ryan IA 52330

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s), and other valuable consideration, Mark M. Stanley and Lindsey Lynne Stanley, a married couple, do hereby convey to Matthew S. Holmes and Shannon M. Holmes, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Seven (7) and Eight (8) of Keegan's Second Subdivision in the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Thirteen (13), Township Eighty-Seven (87) North, Range Six (6), West of the Fifth Principal Meridian, City of Ryan, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 83.

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

Mark the appropriate statement with an "X":


☒ *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.*


☐ *This transaction is not 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 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. Lindsey Lynne Stanley signs solely to relinquish any and all interest she 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 16, 2025.



Mark M. Stanley (Grantor)


Lindsey Lynne Stanley (Grantor)

STATE OF IOWA COUNTY OF LINN) ss:

This record was acknowledged before me this 16 day of May, 2025, by Mark M. Stanley and Lindsey Lynne Stanley, a married couple.

Shannon Marie Boge
Notary Public in and for State of Iowa

