

Recorded: 6/3/2025 at 11:28:30.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$191.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1384

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Madeline L. Evans, 015 South St, Delhi, IA 52223

Return Document To: Madeline L. Evans, 015 South St, Delhi, IA 52223

Grantors: Christopher G. Stender and Wendy K. Stender

Grantees: Madeline L. Evans

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, Christopher G. Stender and Wendy K. Stender, husband and wife, do hereby Convey to Madeline L. Evans, a single person, the following described real estate in Delaware County, Iowa:

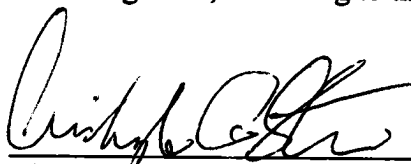
That part of Lot Two (2) of the Subdivision of the North one-half (N½) of the Northeast Quarter (NE¼) of Section Twenty (20), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., according to plat recorded in Book 3 L.D., Pages 258-259, described as commencing at a point twelve (12) rods West from the Northeast corner of Section Twenty (20), and running thence West six (6) rods, thence South eight (8) rods, thence East six (6) rods, thence North (8) rods to the point of beginning.

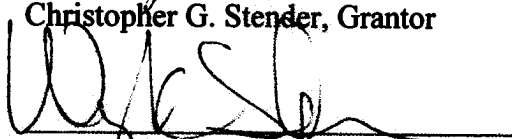
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

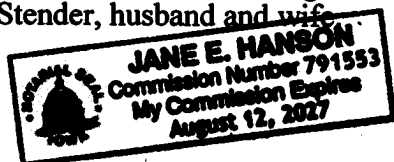
Dated: June 2, 2025.

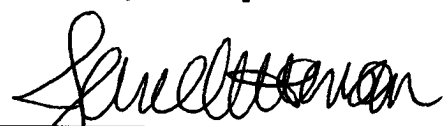

Christopher G. Stender, Grantor


Wendy K. Stender, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 2, 2025 by Christopher G. Stender and Wendy K. Stender, husband and wife.




Signature of Notary Public