

Recorded: 6/6/2025 at 3:45:01.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$5.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1449

WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: Matthew G. Barnd
319-363-0101
Bradley & Riley PC
P.O. Box 2804
Cedar Rapids, IA 52406-2804

Taxpayer Information: Jeremy B. Price and Kristin A. Price
2582 220th Ave,
Delhi, IA 52223

Return Document To: Jeremy B. Price and Kristin A. Price
2582 220th Ave,
Delhi, IA 52223

Grantors: Mary Jo Allan

Grantees: Jeremy B. Price Revocable Trust

Legal Description: Please see legal on Warranty Deed

Document or instrument number of previously recorded documents:

Return to and Address tax statement: Jeremy B. Price and Kristin A. Price, 2582 220th Ave, Delhi, IA 52223

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, MARY JO ALLAN, a single person ("Grantor"), does hereby convey to the Jeremy B. Price Revocable Trust ("Grantee"), the following described real estate in Delaware County, Iowa:

PART OF LOT 5 OF HARTWICK LAKE CLUB NORTHEAST SECOND SUBDIVISION IN SECTION 19, T88N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, CONTAINING 0.06 ACRES, SUBJECT TO EASEMENTS OF RECORD, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF LOT 5, BEING THE NORTHWEST CORNER OF LOT 3 OF HARTWICK LAKE CLUB NORTHEAST SECOND SUBDIVISION, AS RECORDED IN BOOK 2005, PAGE 2840;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 5 AND WESTERLY LINE OF SAID LOT 3, SOUTH 03° 46' 43" WEST, 37.89 FEET;

THENCE NORTH 76° 56' 15" WEST, 128.59 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF 220TH AVENUE;

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF 220TH AVENUE, NORTH 14° 57' 46" EAST, 3.87 FEET, TO THE NORTHERLY LINE OF SAID LOT 5;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5, NORTH 87° 45' 08" EAST (ASSUMED BEARING), 126.86 FEET TO THE POINT OF BEGINNING.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

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.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor covenants to warrant and defend the real estate against lawful claims of all persons except as may be above stated.

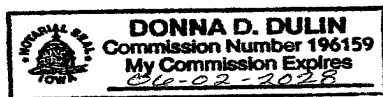
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 6/6/2025, 2025

Mary Jo Allan
MARY JO ALLAN

STATE OF IOWA, COUNTY OF Linn ss:

This instrument was acknowledged before me on this 6 day of June, 2025, by MARY JO ALLAN, a single person.



Donna D. Dulin
Notary Public in and for said State
(print name) Donna D. Dulin