



Book 2025 Page 1453

Document 2025 1453 Type 03 001 Pages 2  
Date 6/09/2025 Time 10:03:01AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$55.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**Return To:** Justin Fry, 1240 252nd Ave., Greeley, IA 52050

**Taxpayer:** Justin Fry and Cody Fry, 1240 252nd Ave., Greeley, IA 52050

**Preparer:** John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076,  
Tel: 563-933-4334



### WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Michael E. Schaffer and Deborah Ann Schaffer, husband and wife, do hereby Convey to Justin Fry and Cody Fry, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

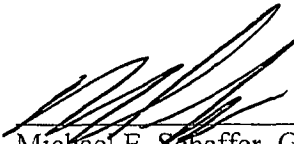
Lot Twenty Three (23) of the Subdivision of all that part of the North one-half (N $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty Nine (29), Township Ninety (90) North, Range Four (4), West of the Fifth P.M. as lies West from the depot grounds of the Chicago, Milwaukee & St. Paul Railroad Company and not covered by Baker's First and Second Additions to Greeley, Iowa, according to plat recorded in Book 1 Plats, Page 44.

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.

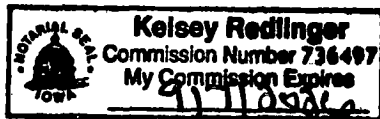
Dated: June 6, 2025

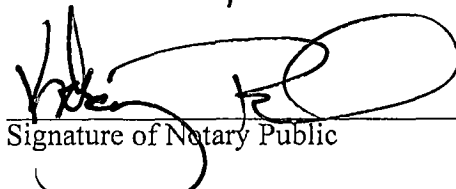
  
Michael E. Schaffer, Grantor

  
Deborah Ann Schaffer, Grantor

STATE OF IOWA, COUNTY OF Johnson

This record was acknowledged before me on June 6, 2025 by  
Michael E. Schaffer and Deborah Ann Schaffer.



  
Signature of Notary Public