

Recorded: 6/12/2025 at 4:00:06.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$245.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1505

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Cullen P. Tillberg, 1134 N. 2nd Street, Manchester, IA 52057

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Kayla Marie Krapfl n/k/a Kayla Marie Hutchinson and Beau Hutchinson, wife and husband, do hereby Convey to Cullen P. Tillberg, the following described real estate in Delaware County, Iowa:

The East one-half (E ½) of the South one-half (S ½) of Lot Twelve (12), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

***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.**

The Grantor does hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the 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, according to the context.

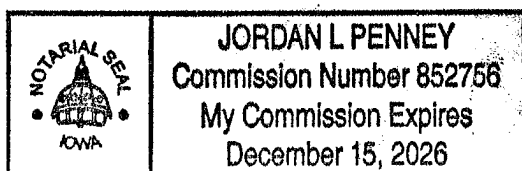
Dated: June 2nd, 2025

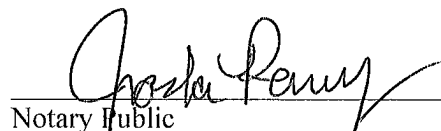

Kayla Marie Krapfl n/k/a Kayla Marie Hutchinson, Grantor


Beau Hutchinson, Grantor

STATE OF IOWA, COUNTY OF Delaware:

This instrument was acknowledged before me on June 2nd, 2025, by Kayla Marie Krapfl n/k/a Kayla Marie Hutchinson and Beau Hutchinson, wife and husband.




Notary Public