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Date 6/13/2025 Time 10:49:55AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$600.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY**  
**Recorder's Cover Sheet**

**Preparer Information:** Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

**Taxpayer Information:** Jay F. and Shellie L. Cabalka, 901 N 5th Street, Manchester, IA 52057

**Return Document To:** Jay F. and Shellie L. Cabalka, 901 N 5th Street, Manchester, IA 52057

**Grantors:** Michelle R. Adam f/k/a Michelle R. Rochford and Douglas R. Adam

**Grantees:** Jay F. Cabalka and Shellie L. Cabalka

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Seventy-Five Thousand Five Hundred Dollar(s) and other valuable consideration, Michelle R. Adam f/k/a Michelle R. Rochford and Douglas R. Adam, Wife and Husband, do hereby Convey to Jay F. Cabalka and Shellie L. Cabalka, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot One (1) of Loecke's First Addition, a subdivision of Lot 2 of Boom's First Addition, Section 29, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2002, Page 2785

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 12, 2025

Michelle R Adam

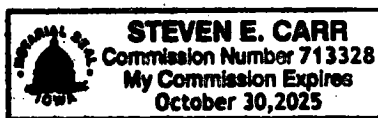
Michelle R. Adam  
f/k/a Michelle R. Rochford, Grantor

Douglas R. Adam

Douglas R. Adam, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 12, 2025 by  
Michelle R. Adam f/k/a Michelle R. Rochford and Douglas R. Adam.



[Signature]  
Signature of Notary Public