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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:

③ 244
JNB



WARRANTY DEED JOINT TENANCY

For the consideration of One 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:

One Third (1/3) interest in Lot Three (3) of Tegeler's Second Subdivision, Of Lot A & B Of Tegeler's First Subdivision And Lot 4 of Boom's First Addition, Sec. 29, T89N, R5W Of The Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 170.

This deed is exempt according to Iowa Code 428A.2(21).

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.

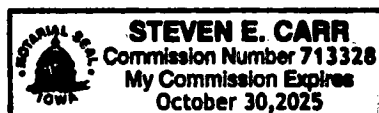
Dated: June 12, 2023.

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, 2023 by Michelle R. Adam f/k/a Michelle R. Rochford and Douglas R. Adam.



Steven E. Carr
Signature of Notary Public