

Recorded: 6/24/2025 at 10:54:21.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$231.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1639

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Tel: 563-875-9112

**Taxpayer Information:** Cain E. Brady, 402 West Union Street, Edgewood, Iowa 52042

**Return Document To:** Cain E. Brady, 402 West Union Street, Edgewood, Iowa 52042

**Grantors:** Kari Fitzpatrick

**Grantees:** Cain E. Brady

**Legal Description:** See Page 2

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



## WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Kari Fitzpatrick, a single person, does hereby Convey to Cain E. Brady, the following described real estate in Delaware County, Iowa:

Lots Three (3) and Four (4) and part of the alley lying between said Lots Three (3) and Four (4) and Lots Nine (9) and Ten (10), of Block Two (2) of F. A. Densmore's Second Addition to the Town of Edgewood, Delaware County, Iowa, according to plat recorded in Book 1 Plats, Page 113

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.

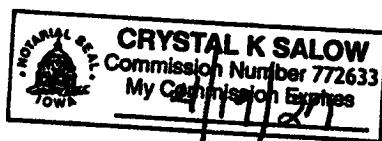
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

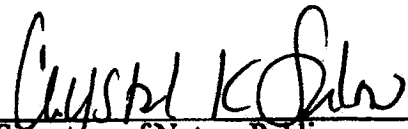
Dated: 6-24-25

  
Kari Fitzpatrick, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 24<sup>th</sup> 2025 by  
Kari Fitzpatrick, a single person.



  
Signature of Notary Public