

Recorded: 7/10/2025 at 2:47:27.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$791.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1800

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

**Taxpayer Information:** Nathan C. Steinbronn and Tara L. Steinbronn, 500 Tanglewood Dr, Manchester, Iowa 52057

**Return Document To:** Nathan C. Steinbronn and Tara L. Steinbronn, 500 Tanglewood Dr, Manchester, Iowa 52057

**Grantors:** R. Ried Boom

**Grantees:** Nathan C. Steinbronn and Tara L. Steinbronn

**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, R. Ried Boom, a single person, does hereby Convey to Nathan C. Steinbronn and Tara L. Steinbronn, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots One (1) and Two (2) of the Plat of Tanglewood Subdivision - Plat No. 1, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 95; also Lot Three (3) of Boom's First Addition Of Part Of Lot 3 Of The Railroad Addition And Vacated Street Right Of Way, City Of Manchester, Delaware County, Iowa, according to the plat recorded in Book 7 Plats, Page 192

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: July 8 - 2025.

  
\_\_\_\_\_  
R. Ried Boom, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July - 8 - 2025 by  
R. Ried Boom, a single person.



  
\_\_\_\_\_  
Signature of Notary Public