

Recorded: 7/14/2025 at 3:19:59.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$472.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1843

Return To: Thomas Cummings, 265 Meadow Brook Trail, Manchester, IA 52057
Taxpayer: Thomas Cummings, 265 Meadow Brook Trail, Manchester, IA 52057
Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Thomas J. Steffen, a Single Person, does hereby Convey to Thomas Cummings, the following described real estate in Delaware County, Iowa:

Lot Thirteen (13) of Meadow Brook Trail Addition No. 2 A Subdivision Of Lot 1
And Lot 2 Of Block 2 Of Meadow Brook Trail Addition SE 1/4-SE 1/4, Sec. 28,
T89N, R5W Of The 5th P.M., City Of Manchester, Delaware County, Iowa,
according to plat recorded in Book 2022, Page 765.

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.

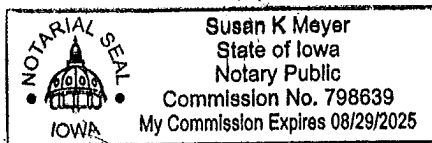
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 10, 2025

Thomas J. Steffen
Thomas J. Steffen, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on July 10, 2025 by
Thomas J. Steffen, single.



Susan K Meyer
Signature of Notary Public