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Document 2025 1864 Type 03 001 Pages 2  
Date 7/15/2025 Time 2:10:46PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$319.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED  
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:** Pamela J. Southards, 1031 New Street, Manchester, IA 52057

☒ **Return Document To:** Pamela J. Southards, 1031 New Street, Manchester, IA 52057

**Grantors:** Kelly M. Niles and Joseph Niles

**Grantees:** Pamela J. Southards

**Legal Description:** See Page 2

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



## WARRANTY DEED

For the consideration of Two Hundred Thousand Dollar(s) and other valuable consideration, Kelly M. Niles and Joseph Niles, wife and husband, do hereby Convey to Pamela J. Southards, the following described real estate in Delaware County, Iowa:

The South seven and one-half (7½) feet of Lot Twenty Six (26), Lots Twenty Seven (27) and Twenty Eight (28), and the North seven and one-half (7½) feet of Lot Twenty Nine (29), Block Three (3), Sunnyside Addition to Manchester, Iowa, according to plat recorded in Book 1, Plats, Page 141

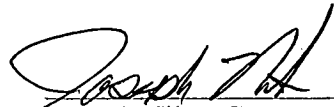
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

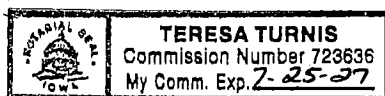
Dated: 7-9-25.

  
Kelly M. Niles, Grantor

  
Joseph Niles, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 9, 2025 by  
Kelly M. Niles and Joseph Niles.



  
Signature of Notary Public