

Recorded: 7/16/2025 at 12:41:55.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$119.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1872

**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: Scott L. and Rachel M. Bishop, 115 E Acers Street, Manchester, IA 52057

Return Document To: Scott L. and Rachel M. Bishop, 115 E Acers Street, Manchester, IA 52057

Grantors: Marie A. Bishop-Blumhagen aka Marie A. Bishop and Gerald J. Blumhagen

Grantees: Scott L. Bishop and Rachel M. Bishop

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Seventy-Five Thousand Dollar(s) and other valuable consideration, Marie A. Bishop-Blumhagen aka Marie A. Bishop and Gerald J. Blumhagen, wife and husband, do hereby Convey to Scott L. Bishop and Rachel M. Bishop, 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:

That part of Orchard Lot of Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, described as commencing at a point one hundred forty (140.0) feet East of the Northwest corner of said Orchard Lot, and running thence East one hundred twenty (120.0) feet, thence South three hundred fifteen (315.0) feet, thence West one hundred twenty (120.0) feet, thence North three hundred fifteen (315.0) feet to the point of beginning.

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: 7-12-25

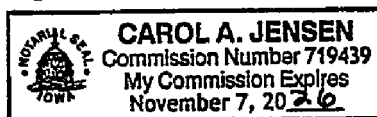
7-12-25

Marie A. Bishop-Blumhagen Gerald J. Blumhagen
Marie A. Bishop-Blumhagen aka Gerald J. Blumhagen, Grantor
Marie A. Bishop, Grantor

Winneshiek

STATE OF IOWA, COUNTY OF ~~DELAWARE~~

This record was acknowledged before me on July 12, 2025 by Marie A. Bishop-Blumhagen aka Marie A. Bishop and Gerald J. Blumhagen.



Carol A. Jensen
Signature of Notary Public