



Book 2025 Page 2024

Document 2025 2024 Type 03 001 Pages 3

Date 8/01/2025 Time 9:42:35AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$375.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Daniel L Seufferlein, 600 Boyson Rd NE, Suite 200, Cedar Rapids, IA 52402, Tel: 319-393-9090

**Taxpayer Information:** Vicki L. Jones, 1208 N 5th St, Manchester, IA 52057

**Return Document To:** ~~Vicki L. Jones, 1208 N 5th St, Manchester, IA 52057~~

RIVER RIDGE ESCROW CO  
600 BOYSON RD NE STE 200  
CEDAR RAPIDS IA 52402-7221

**Grantors:** Patrick J. Behlman and Stephanie E. Behlman

**Grantees:** Vicki L. Jones

**Legal Description:** See Page 2

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



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Patrick J. Behlman and Stephanie E. Behlman, Husband and Wife, do hereby Convey to Vicki L. Jones, the following described real estate in Delaware County, Iowa:

The South seventy three (73.0) feet of the North eighty (80.0) feet of the East one hundred thirty two (132.0) feet of Lot Ninety (90), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1

Subject to Covenants, Conditions, Restrictions and Easements of record.

Mark the appropriate statement with an "X":

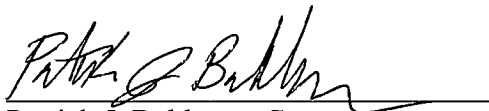
X There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the subject property as described in Iowa Code Sec. 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard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

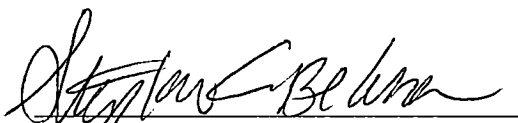
       This transaction is not exempt from the requirement to submit a groundwater hazard statement.

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: 7/30/25

  
Patrick J. Behlman, Grantor

  
Stephanie E. Behlman, Grantor

STATE OF Iowa, COUNTY OF Linn

This record was acknowledged before me on July 30, 2025 by  
Patrick J. Behlman and Stephanie E. Behlman, Husband and Wife



Kenneth J. Gaul  
Signature of Notary Public