



Book 2025 Page 2048

Document 2025 2048 Type 03 001 Pages 1
Date 8/05/2025 Time 8:01:56AM
Rec Amt \$10.00* Aud Amt \$5.00
Rev Transfer Tax \$119.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information: Nick A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Richard Ellis and Scarolet Ellis, 616 Howard Street, Ryan, IA 52330

Return Document To: Nick A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Nancy J. Savago, widowed and unremarried, does hereby Convey to Richard Ellis and Scarolet Ellis, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The North one-half (N½) of Lots Eleven (11) and Twelve (12), Block Eighteen (18), except the West 8 feet of the North one-half (N½) of said Lot Eleven (11), Block Eighteen (18) Ryan, Delaware County, Iowa.

***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.**

The Grantor does hereby covenant with grantees, and successors in interest, that they 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 they covenant to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

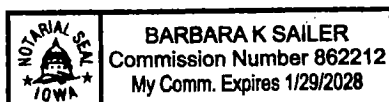
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: August 4, 2025


Nancy J. Savago, Grantor

STATE OF IOWA, COUNTY OF Delaware:

This instrument was acknowledged before me on this 4th day of August, 2025, by Nancy J. Savago, widowed and unremarried.




Notary Public