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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return Document To: Title Services Corporation, 603 Commercial St., Waterloo, IA 50701
Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304
Address Tax Statement: Joann Bear, 21663 258th St., Delhi, IA 52223
TSC#253604

WARRANTY DEED

For the consideration of One and No/100----- Dollar(s) and other valuable consideration, Brock A. Azbill, a single person, does hereby Convey to Joann Bear, the following described real estate in Delaware County, Iowa:

Lot 46 of Camp-O-Delhi, a Subdivision of the Southwest Quarter of the Southeast Quarter of Section 24, Township 88 North, Range 5, West of the Fifth P.M., in Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 78.

AND

Lots 35 and 36 of Camp-O-Delhi, a Subdivision of the Southwest Quarter of the Southeast Quarter of Section 24, Township 88 North, Range 5, West of the Fifth P.M., in Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 78.

Subject to easements, restrictions, covenants, ordinances, and limited access provisions of record.

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: 7/14/25

Brock A.

Brock A. Azbill

STATE OF IOWA, Blackhawk COUNTY, ss.

This instrument was acknowledged before me on this 14 day of July, 2025, by Brock A. Azbill, a single person.



Jada Crawley

Notary Public in and for the State of Iowa