

Recorded: 8/8/2025 at 3:19:50.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$683.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2099

Return To: Nicholas and Krystin Sweetland, 1561 180th Avenue, Manchester, Iowa 52057
Taxpayer: Nicholas and Krystin Sweetland, 1561 180th Avenue, Manchester, Iowa 52057
Preparer: Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Matthew R. Menard (also known as Matthew Richard Menard) and Rachel M. Menard (also known as Rachel Marie Menard), both single persons, do hereby convey to Nicholas Sweetland and Krystin Sweetland, 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:

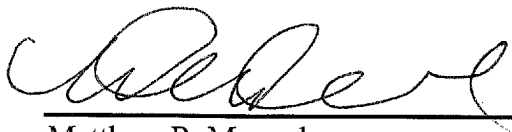
Parcel B, Part of the NE ¼ - SE ¼ Sec. 32, T90N, R5W of the Fifth P.M., Delaware County, Iowa, according to Plat recorded in Book 2001, Page 4173.

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

Grantor(s) do(es) Hereby Covenant with grantees, and successors in interest, that grantor(s) hold(s) 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 grantor(s) 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: August 7, 2025



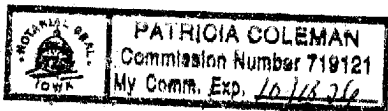
Matthew R. Menard
(also known as Matthew Richard Menard)



Rachel M. Menard
(also known as Rachel Marie Menard)

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on August 7, 2025, 2025, by Matthew R. Menard (also known as Matthew Richard Menard) and Rachel M. Menard (also known as Rachel Marie Menard), both single persons.




Signature of Notary Public