

Recorded: 8/25/2025 at 8:31:55.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$863.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2266

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: Tyler J. Smith and Tiffany K. Smith, 2064 180th St., Manchester, IA 52057
TSC#253600

WARRANTY DEED

For the consideration of One and No/100----- Dollar(s) and other valuable consideration, **Nicholas L. Soules and Bobbie J. Soules, f/k/a Bobbie J. Brooks, husband and wife**, do hereby **Convey to Tyler J. Smith and Tiffany K. Smith, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in **Delaware County, Iowa**:

Parcel 2013-71 part of the Northwest Quarter of the Northeast Quarter, Section 14, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2013, Page 3006.

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

☐ There **IS NOT** a 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.

☒ There **IS** a 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 a groundwater hazard statement is being submitted herewith.

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: 8-18-2025

Nicholas L. Soules

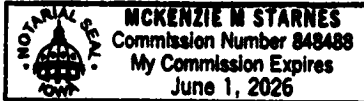
Nicholas L. Soules

Bobbie J. Soules

Bobbie J. Soules, f/k/a Bobbie J. Brooks

STATE OF IOWA, Warren COUNTY, ss.

This instrument was acknowledged before me on this 18th day of August, 2025, by Nicholas L. Soules and Bobbie J. Soules, f/k/a Bobbie J. Brooks, husband and wife.



Mckenzie M. Starnes
Notary Public in and for the State of Iowa