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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$191.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

*Return
TO:*

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

Preparer Information: Erick Skogman, E.I.D.S., 417 1st Avenue SE, Cedar Rapids, IA 52401 (319)363-8285

~~Return Document To/~~Address Tax Statements: Robert Russell Coombes and Kari Kay Coombes, 305 E Butler ST, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration Tim E. Morehouse and Jeannette M. Morehouse, husband and wife, do/does hereby convey to Robert Russell Coombes and Kari Kay Coombes, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Forty Four (44), Manchester, Iowa, according to the plat recorded in Book I, L.D., Page 284

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/has 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(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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.

Mark the ONE true statement with "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 property as described in Iowa Code section 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.*

Dated: 08/15/2025

Tim E. Morehouse
Tim E. Morehouse

Jeannette M. Morehouse
Jeannette M. Morehouse

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me this 15 day of August, 2025,
by Tim E. Morehouse and Jeannette M. Morehouse, husband and wife.

Kristine Baldwin
Notary Public – State of Iowa

