



Book 2025 Page 2328

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$839.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

**Taxpayer Information:** Joyce M. Wellman, PO Box 322 Delhi, IA 52223

**Return Document To:** Joyce M. Wellman, PO Box 322 Delhi, IA 52223

**Grantors:** Christopher M. Olson and Abby L. Olson

**Grantees:** Joyce M. Wellman

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of Five Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Christopher M. Olson and Abby L. Olson, husband and wife, do hereby Convey to Joyce M. Wellman, the following described real estate in Delaware County, Iowa:

Lot Five (5) of Fawn Trail being a subdivision of Parcel "C" in Section 17 and Parcel "G" in Section 18; all in Township 89 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2005, Page 1694

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.

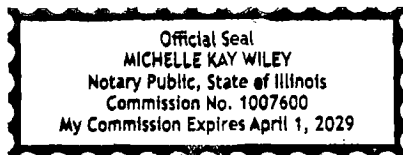
Dated: 8-22-2025

Christopher M. Olson, Grantor

Abby L. Olson, Grantor

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on August 22, 2025 by Christopher M. Olson and Abby L. Olson.

  
Signature of Notary Public