



Book 2025 Page 2348

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Brandon and Samantha Bailey, 38453 Graham Road, Colesburg, Iowa 52035

Return Document To: Brandon and Samantha Bailey, 38453 Graham Road, Colesburg, Iowa 52035

Grantors: Shirley A. Vorward, by Shawn Engelken, Agent

Grantees: Brandon Bailey and Samantha Bailey

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Shirley A. Vorward, a single person, by Shawn Engelken, Agent, does hereby Convey to Brandon Bailey and Samantha Bailey, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

That part of Lot Four (4) of the Subdivision of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., according to Amended and Corrected Plat of the Incorporated Town of Colesburg recorded in Book 1, Plats, Pages 73-86, described as commencing at a point one hundred ninety (190) feet East of the Southwest corner of said Lot Four (4), thence East thirty (30) feet, thence North one hundred twenty-one (121) feet, thence West thirty (30) feet, thence South one hundred twenty-one (121) feet to the point of beginning

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.

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.

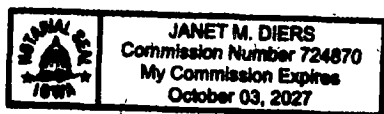
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8/30/2025

Shirley A Vorward by Shawn Engelken
Shirley A. Vorward, by Shawn Engelken, Agent
Grantor *Agent*

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Aug. 30, 2025, by Shirley A. Vorward, by Shawn Engelken, Agent.



Janet M. Diers
Signature of Notary Public