

Recorded: 9/5/2025 at 10:53:03.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$199.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2399

Return To: Robin J. Cram, 311 West Marion Street, Manchester, Iowa 52057

Taxpayer: Robin J. Cram, 311 West Marion Street, 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, David W. McGraw, a single person, does hereby convey to Robin J. Cram, an unmarried person, the following described real estate in Delaware County, Iowa:

Lot Six Hundred Forty (640), Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285.

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

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.

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: September 4, 2025

David W. McGraw
David W. McGraw

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on September 4, th, 2025, by
David W. McGraw, a single person.



Patricia Coleman
Signature of Notary Public