

Recorded: 9/5/2025 at 11:47:10.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$599.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 2401

**Return To:** Gary Alberhasky & Linda M.L. Alberhasky, 1025 Sage Oak Circle, Manchester, IA 52057

**Taxpayer:** Gary Alberhasky & Linda M.L. Alberhasky, 1025 Sage Oak Circle, Manchester, IA 52057

**Preparer:** Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



### WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Natalie C. Felton-Vernon & Benjamin Hopkins Vernon, Wife and Husband, does hereby Convey to Gary Alberhasky and Linda M.L. Alberhasky, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in ~~Dubuque~~ Delaware County, Iowa:

Delaware

Lot 8-1 of Oakview Estates Subdivision Of Lots 6, 7, And 8 A Subdivision, Of Lots 6, 7, & 8 Of Oakview Estates First Subdivision Section 33, T89N, R5W Of The Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2023, Page 1690,

*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: September 3, 2025

Natalie Felton-Vernon

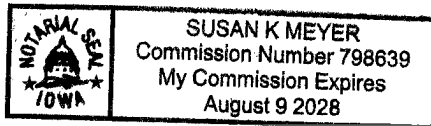
Natalie C. Felton-Vernon, Grantor

Ben

Benjamin Hopkins Vernon, Grantor

STATE OF IOWA, COUNTY OF ~~DUBUQUE~~ DELAWARE

This record was acknowledged before me on September 3, 2025 by  
Nancy C. Felton-Vernon & Benjamin Hopkins Vernon, wife and husband.



Susan K Meyer  
Signature of Notary Public