

Recorded: 9/29/2025 at 11:53:54.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$519.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2595

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Thomas Jones Patton, Jr. and Brenda Simons Patton, 413 Hubbard St., Colesburg, IA 52035

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Richard O. Elledge and Gwen M. Elledge, husband and wife, do hereby Convey to Thomas Jones Patton, Jr. and Brenda Simons Patton, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

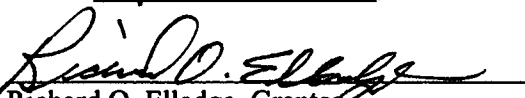
Lot Two (2), except the East seventy-two (72.0) feet thereof, of the Subdivision of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth Principal Meridian, according to Amended and Corrected Plat of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73 to 86.

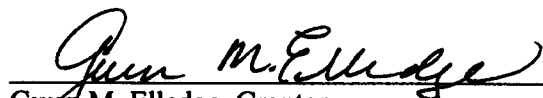
***There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.**

The Grantors do hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

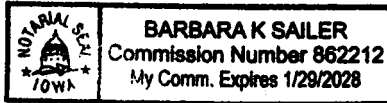
Dated: 9-25, 2025


Richard O. Elledge, Grantor


Gwen M. Elledge, Grantor

STATE OF IOWA, COUNTY OF Delaware :

This instrument was acknowledged before me on this 25 day of September, 2025,
by Richard O. Elledge and Gwen M. Elledge, husband and wife.



Barbara K Sailer
Notary Public