

Recorded: 10/1/2025 at 11:19:54.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$378.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2625

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704
Taxpayer Information: Dawn Boge and Ashley Jasper, 801 Tanglewood Dr., Manchester, IA 52057
Return Document To: Brian C. Eddy 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, Ellen L. Lammers, an unmarried widow, does hereby Convey to Dawn Boge and Ashley Jasper, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

Lot Twenty Two (22) of the Plat of Tanglewood Subdivision – Plat No. 1, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 95.

***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 Grantor does 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.

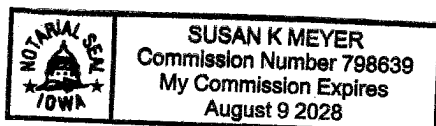
Dated: September 30, 2025

Ellen Lammers

Ellen L. Lammers, Grantor

STATE OF IOWA, COUNTY OF Delaware:

This instrument was acknowledged before me on this 30 day of September, 2025, by Ellen L. Lammers, an unmarried widow.



Susan K Meyer
Notary Public