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Rev Transfer Tax \$428.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Taxpayer Information: Venita Minnicozzi, 1013 Sherman Ave., Manchester, IA 52057

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

~~50644~~ RIVER RIDGE ESCROW CO
600 BOYSON RD NE STE 200
CEDAR RAPIDS IA 52402-7221

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Ronald Kenneth Stellick and Janine C. Stellick, husband and wife, do hereby Convey to Venita Minnicozzi, a single person, the following described real estate in Delaware County, Iowa:

Lots Seven (7) and Eight (8) and the North one half of Lot Nine (9), Block Two (2), Sunnyside Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 141.

***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 grantee, and successors in interest, that they 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 they covenant 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.

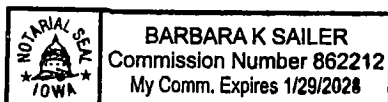
Dated: September 26, 2025

Ronald Kenneth Stellick
Ronald Kenneth Stellick

Janine C. Stellick
Janine C. Stellick

STATE OF Iowa, COUNTY OF Delaware:

This instrument was acknowledged before me on September 26, 2025, by Ronald Kenneth Stellick and Janine C. Stellick, husband and wife.



Barbara K Sailer
Notary Public