



Book 2025 Page 2670

Document 2025 2670 Type 03 001 Pages 3

Date 10/06/2025 Time 8:26:06AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$2.40

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Justin M. Vorwald, 132 South Main Street, P.O. Box 306, Elkader, IA 52043, Tel: (563) 245-1722

Taxpayer Information:

Jeff Kelchen, 208 5th Street, Earlville, IA 52041

Return Document To:

Jeff Kelchen, 208 5th Street, Earlville, IA 52041

Grantors:

Andrew Seabrooke
Kendra Seabrooke

Grantees:

Jeff Kelchen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Andrew Seabrooke and Kendra Seabrooke, husband and wife, do hereby Convey to Jeff Kelchen, a married person, the following described real estate in Delaware County, Iowa:

That portion of the South One hundred twenty-two feet (122') of the West Twenty-two (22') of Park Street in Earlville, formerly Nottingham, Iowa, said Park Street being adjacent and westerly of Block 25, Earlville, formerly Nottingham, according to plat recorded in Book I L.D., pages 364-347.

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: 9-23-2025

Andrew Seabrooke

Andrew Seabrooke, Grantor

Kendra Seabrooke

Kendra Seabrooke, Grantor

STATE OF IOWA, COUNTY OF Clayton:

This record was acknowledged before me on September 23, 2025 by
Andrew Seabrooke and Kendra Seabrooke.

ABBIE PETERSON
Notarial Seal, Iowa
Commission Number 767881
My Commission Expires May 3, 2026

Abbie Peterson
Signature of Notary Public