

Recorded: 10/14/2025 at 3:48:40.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$151.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2754

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Miranda Barnard, 405 S. Tama Street, Manchester, IA 52057

Return Document To: Miranda Barnard, 405 S. Tama Street, Manchester, IA 52057

Grantors: Norma Jean Vande Vegte

Grantees: Miranda Barnard and Payton Barnard

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ninety-Five Thousand Dollar(s) and other valuable consideration, Norma Jean Vande Vegte, a single person, does hereby Convey to Miranda Barnard and Payton Barnard, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The North one half of Lot Ten (10), A.R. Loomis Addition to Manchester, Iowa, according to plat recorded in Book 15 L.D., Page 410

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.

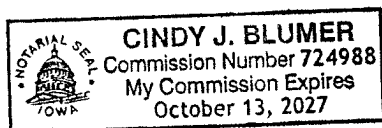
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 7, 2025.

Julie A. Regan as Agent for
Norma Jean Vande Vegte, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 7, 2025 by Julie A. Regan as Agent for Norma Jean Vande Vegte.



Signature of Notary Public