



Book 2025 Page 3017

Document 2025 3017 Type 03 002 Pages 5

Date 11/07/2025 Time 4:02:52PM

Rec Amt \$27.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

RECORDING REQUESTED BY:

Heather C. Baxendale

INSTRUMENT PREPARED BY:

Ryan W. Miller
701 E Howard St
Manchester, Iowa 52057

(Above reserved for official use only)

SEND TAX STATEMENTS TO:

Heather C. Baxendale
701 E Howard St
Manchester, Iowa 52057

RETURN DEED TO:

Heather C. Baxendale
701 E Howard St
Manchester, Iowa 52057

Tax Parcel ID/APN # 000630283102800-0

QUIT CLAIM DEED FOR IOWA

STATE OF IOWA
COUNTY OF DELAWARE

THIS DEED is made this day of November 7th, 2025, by and between the
"Grantors",

Heather C. Baxendale, an unmarried individual residing at 701 E Howard St,
Manchester, Iowa 52057

Ryan W. Miller, an unmarried individual residing at 701 E Howard St, Manchester, Iowa
52057

AND the "Grantee,"

Heather C. Baxendale, an unmarried individual residing at 701 E Howard St,

Manchester, Iowa 52057

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantee and Grantee's heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Delaware county, Iowa, subject to any restrictions herein:

Property Address: 701 E Howard St, Manchester, Iowa 52057

Legal Description: Lot Two Hundred Fifty Nine, Manchester, Iowa, according to plat recorded in Book 1 L.D., Page 284, and the North one hundred fifteen feet of Lot One of the Subdivision of Lot Thirteen in the Iowa Land Company's Addition to Manchester, Iowa, according to the plat recorded in Book 1 Plats, Page 15. Also described as: Lot Two Hundred Fifty Nine, Manchester, Iowa, and that part of Lot One, Subdivision of Lot Thirteen, Iowa Land Company's Addition to Manchester, Iowa, described as commencing at the Northeast Corner of said Lot Two Hundred Fifty Nine, Manchester, Iowa, and running South along the East line of said Lot Two Hundred Fifty Nine to the Southeast Corner of said Lot Two Hundred Fifty Nine, thence East on line with South line of said Lot Two Hundred Fifty Nine, sixty feet, thence North and parallel with the East line of said Lot Two Hundred Fifty Nine to the North line of said Lot One, thence West to point of beginning; same being part of Southeast Quarter of Southeast Quarter of Section Twenty Nine, Township Eighty Nine North, Range Five, and Southwest Quarter of Southwest Quarter of Section Twenty Eight, Township Eighty Nine North, Range Five, West of the 5th P.M.

EXEMPTION #21

Subject to the following encumbrances and/or other restrictions:

1. The property has a \$88,891.45 mortgage with Rocket Mortgage

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

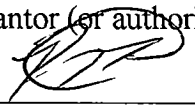
[SIGNATURE PAGE FOLLOWS]

Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantee on November 7th, 2025
(date).

Grantor (or authorized agent)

x/


Print Name: Ryan Melice

Grantor (or authorized agent)

x/


Print Name: Heather Buxendale

NOTARY ACKNOWLEDGMENT

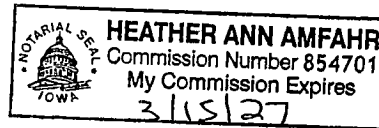
IOWA

COUNTY OF DELAWARE

On 11/7/25 before me, Heather Amfahr, personally appeared **Heather C. Baxendale**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 3/15/27
Heather Amfahr
Notary Public, Iowa



NOTARY ACKNOWLEDGMENT

IOWA

COUNTY OF DELAWARE

On 11/7/25 before me, Heather Anfahr, personally appeared **Ryan W. Miller**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 3/15/27

Heather Anfahr
Notary Public, Iowa

