

Recorded: 11/20/2025 at 3:28:27.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$71.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3147

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Justin Garvey and Angela Garvey, 2882 Crimson Ln Unit D, Coralville, Iowa 52241

Return Document To: Justin Garvey and Angela Garvey, 2882 Crimson Ln Unit D, Coralville, Iowa 52241

Grantors: James W. Hill

Grantees: Justin Garvey and Angela Garvey

Legal Description: See Page 2

Document or instrument number of previously recorded documents:





WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, James W. Hill, a single person, does hereby Convey to Justin Garvey and Angela Garvey, 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 South sixty six (66) feet of the North one hundred thirty two (132) feet of Lot Two (2) of 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: Nov. 14, 2025

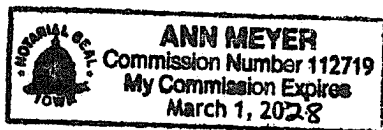
James W. Hill
James W. Hill, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on _____ by
James W. Hill, a single person.

Nov. 14, 2025

by



Ann Meyer
Signature of Notary Public

