



Book 2025 Page 3235

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Rec Amt \$12.00* Aud Amt \$5.00
Rev Transfer Tax \$324.00

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: Christopher Stover, 824 E. Union Street, Manchester, IA 52057

Return Document To: ~~Nick A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence,~~ 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, Derek J. Vaske, a single person, and Mackinzie M. Hutton, a single person, do hereby convey to Christopher Stover, ~~a married person,~~ the following described real estate in Delaware County, Iowa:

Lot Three (3) of McEnany Addition, A Subdivision of Millam Heights Subdivision And Of Lots 9 and 10 Of Subdivision of The SW 1/4 And The South Half Of The NW 1/4 Of Section 28-T89N-R5W City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2021, Page 1269.

***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 grantee, 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: November 22, 2025

Derek J. Vaske

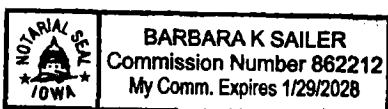
Derek J. Vaske, a single person

Mackinzie M. Hutton

Mackinzie M. Hutton, a single person

STATE OF IOWA, COUNTY OF Iowa:

This instrument was acknowledged before me on November 22, 2025, by Derek J. Vaske, a single person, and Mackinzie M. Hutton, a single person.



Barbara K Sailer
Notary Public