



Book 2025 Page 3256

Document 2025 3256 Type 03 001 Pages 4
Date 12/01/2025 Time 3:59:40PM
Rec Amt \$22.00 Aud Amt \$5.00
Rev Transfer Tax \$548.80

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Nathaniel William Schwickerath, 2069 170th Street, New Hampton, Iowa 50659

Taxpayer: Jeffrey Domeyer, L.L.C., 2728 218th Street, Earlville, IA 52041

Preparer: Nathaniel William Schwickerath, 2069 170th Street, New Hampton, IA 50659, Tel: 641-394-5252



WARRANTY DEED
(Several Grantors)

For the consideration of Three Hundred Forty-Three Thousand Five Hundred Dollar(s) and other valuable consideration, Michael E. Ankrom, a single person; Michele A. Harris, also known as Michelle A. Harris, and her husband, Jeff Harris; Rodney L. Ankrom and his wife, Michelle Ankrom, do hereby Convey to Jeffrey Domeyer, L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot One (1) of North Oak Subdivision, being a subdivision of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) and part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Twenty (20), Township Eighty-nine (89) North, Range Five (5), West of the 5th P.M., in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 1999, page 126 in the office of the Delaware County Recorder

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.

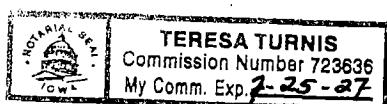
Dated: November 27, 2025

Michael E. Ankrom

Michael E. Ankrom, Grantor

STATE OF Iowa, COUNTY OF Delaware

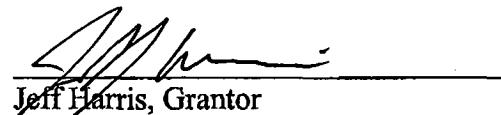
This record was acknowledged before me on November 27 by
Michael E. Ankrom, a single person.



Teresa Turnis
Signature of Notary Public



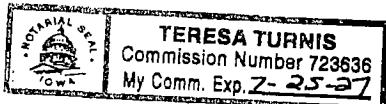
Michele A. Harris
Michele A. Harris, Grantor



Jeff Harris
Jeff Harris, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

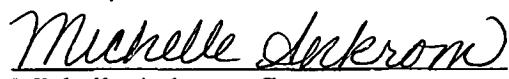
This record was acknowledged before me on November 27, by
Michele A. Harris and her husband, Jeff Harris



Teresa Turnis
Signature of Notary Public



Rodney L. Ankrom, Grantor

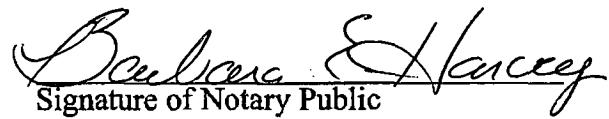


Michelle Ankrom, Grantor

STATE OF Wisconsin, COUNTY OF Oneida

This record was acknowledged before me on November 21, 2025 by
Rodney L. Ankrom and his wife, Michelle Ankrom.





Signature of Notary Public
EXP 9-19-2028