

Recorded: 12/15/2025 at 2:19:52.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$376.80  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 3402

**Return To:** Paige Ellis and Austin Ellis, 200 South Bell Street, Edgewood, Iowa 52042  
**Taxpayer:** Paige Ellis and Austin Ellis, 200 South Bell Street, Edgewood, Iowa 52042  
**Preparer:** Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)



## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other valuable consideration, Ashley L. Vander Hart and Taylor A. Vander Hart, a married couple, do hereby convey to Paige Ellis and Austin Ellis, 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:

**Lots Twenty (20), Twenty One (21) and Twenty Two (22) of Peters' Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 137½.**

Subject to restrictions, covenants, easements, ordinances and limited access provisions of record.

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.

Grantor(s) do(es) Hereby Covenant with grantees, and successors in interest, that grantor(s) hold(s) 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 grantor(s) 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.

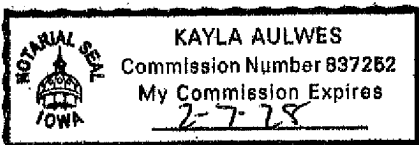
Dated: December 14<sup>th</sup> 2025

*Ashley L. Vander Hart*  
Ashley L. Vander Hart

*Taylor A. Vander Hart*  
Taylor A. Vander Hart

STATE OF Iowa, COUNTY OF Delaware:

This record was acknowledged before me on 14<sup>th</sup> December 2025 by Ashley L. Vander Hart and Taylor A. Vander Hart, a married couple.



*Kayla Aulwes*  
Signature of Notary Public