



Book 2025 Page 3461

Document 2025 3461 Type 03 001 Pages 3  
Date 12/19/2025 Time 1:59:35PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$319.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**Return To:** Jayson R. McVay, Elizabeth J. McVay, Kelly A. Morgan, and Joshua Morgan  
26032 204th Ave., Manchester, Iowa

**Taxpayer:** Jayson R. McVay, Elizabeth J. McVay, Kelly A. Morgan, and Joshua Morgan 26032  
204th Ave., Manchester, Iowa

**Preparer:** Daniel H. Swift, Swift Law Firm, 108 N Madison St., PO Box 207, Manchester, IA  
52057, (563) 927-4901



## WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Achinback Waterfront Subdivision, LLC, an Iowa limited liability company, does hereby Convey to Jayson R. McVay and Elizabeth J. McVay, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, an undivided one-half interest and Kelly A. Morgan and Joshua Morgan, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, an undivided one-half interest, the following described real estate in Delaware County, Iowa:

Lot Sixteen (16) of Schmidt's Farm & Lake Subdivision, a Subdivision of Parcel 2017-87 in Sec. 23 and Sec. 26 all in T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to recorded plat thereof as shown in Book 2021, Page 1603 as recorded on May 3, 2021

(The grantee, by accepting this Warranty Deed and recording same, hereby confirms, affirms, ratifies, acknowledges, accepts, and agrees to be bound by all of the Declaration of Covenants, Conditions, and Restrictions Concerning Schmidt's Farm & Lake Subdivision as set forth in the Declaration recorded with the Recorder of Delaware County, Iowa, on October 4, 2021, and as shown in Book 2021, Page 3465, and Amendment to said Declaration recorded with the Recorder of Delaware County, Iowa, on January 5, 2022, in Book 2022, Page 57 and the Declaration of Private Road Agreement and Private Road Maintenance as set forth in the Declaration recorded with the Recorder of Delaware County, Iowa, on November 4, 2021, and as shown in Book 2021, Page 3894.)


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.

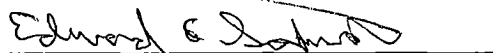
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

ACHINBACK WATERFRONT  
SUBDIVISION, LLC  
Grantor

Dated this 19<sup>th</sup> day of December 2025

  
Patricia A. Dede

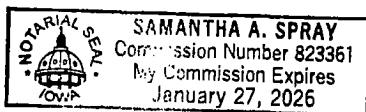
Dated this 19<sup>th</sup> day of December 2025


  
Edward E. Schmidt

Constituting all of the Members/Managers of  
Achinback Waterfront Subdivision, LLC

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 19<sup>th</sup> day of December 2025 by Patricia A. Dede as a Member and Manager of Achinback Waterfront Subdivision, LLC, an Iowa limited liability company.

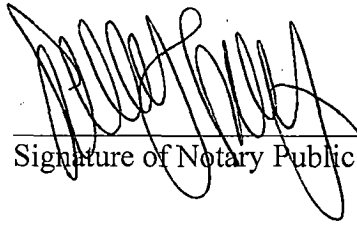


  
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 19<sup>th</sup> day of December 2025 by Edward E. Schmidt as a Member and Manager of Achinback Waterfront Subdivision, LLC, an Iowa limited liability company.



  
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Signature of Notary Public