



Book 2026 Page 148

Document 2026 148 Type 03 001 Pages 2

Date 1/20/2026 Time 12:52:05PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$72.80

**Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA**

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Derek Feltes, 402 6th Street, Delhi, Iowa 52223

☒ **Return Document To:** Derek Feltes, 402 6th Street, Delhi, Iowa 52223

Grantors: Tina Tucker n/k/a Tina Aldrich and Christopher Aldrich

Grantees: Derek Feltes

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, Tina Tucker n/k/a Tina Aldrich and Christopher Aldrich, wife and husband, do hereby Convey to Derek Feltes the following described real estate in Delaware County, Iowa:

Lot Seven (7), Block Seven (7), Delhi, Iowa; same being a part of the Southwest Quarter of Southeast Quarter of Section Seventeen (17), Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian.

Including a 1981 Redmond Mobile Home Serial # 11221924

This deed is in fulfillment of Real Estate Contract recorded on April 27, 2020, in Book 2020, Page 1245

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: 12-22-25

Tina H. Aldrich
Tina Tucker n/k/a Tina Aldrich, Grantor

Christopher Aldrich
Christopher Aldrich, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 22, 2025 by Tina Tucker n/k/a Tina Aldrich and Christopher Aldrich, wife and husband.



Diane I. Dinan
Signature of Notary Public