

Recorded: 2/24/2026 at 2:19:43.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$356.80  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 438

**Return To:** Danielle Sanguinetti, 208 E. Union Street, Manchester, IA 52057  
**Taxpayer:** Danielle Sanguinetti, 208 E. Union Street, Manchester, IA 52057  
**Preparer:** Andrew Nordstrom, 2126 Bicentennial Drive, Cedar Falls, IA 50613, Tel: 319-230-7428



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Elijah Pesek and Cassidy Tucker-Webb, a married couple, do hereby Convey to Danielle Sanguinetti, the following described real estate in Delaware County, Iowa:

The West sixty (60) feet of the East two-thirds (E 2/3) of Lot Three (3), except the North seventy six (76) feet thereof, in Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, and excepting any instruments of record which might affect the title to the above described part of lot wherein descriptions were made on the basis that said lot is two hundred ten (210) feet in its dimensions.

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: 02/18/2026

  
Elijah Pesek

Elijah Pesek, Grantor

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.

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*Cassidy Tucker-Webb*

Cassidy Tucker-Webb, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on Feb. 18 2026 by  
Elijah Pesek and Cassidy Tucker-Webb.

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Signature of Notary Public

BROOKE GILLUM  
Notarial Seal  
State of Iowa  
Commission Number 731120  
My Commission Expires Oct. 20, 2028

Notarial Act Performed by Audio visual communication