



Book 2026 Page 576
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Rev Transfer Tax \$861.60

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Daniel L. Seufferlein, 600 Boyson Rd NE, Suite 200, Cedar Rapids, IA 52402, Tel: 319-393-9090

Taxpayer Information: Anthony T. Bardgett and Rebecca J. Bardgett, 26016 Ledge Dr, Delhi, IA 52223

Return Document To: Anthony T. Bardgett and Rebecca J. Bardgett, 26016 Ledge Dr, Delhi, IA 52223

Grantors: Chad W. Gardner and Alissa A. Gardner

Grantees: Anthony T. Bardgett and Rebecca J. Bardgett

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Chad W. Gardner and Alissa A. Gardner, husband and wife, do hereby Convey to Anthony T. Bardgett and Rebecca J. Bardgett, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

See Attached Exhibit "A".

Subject to Covenants, Conditions, Restrictions and Easements of record.

Mark the appropriate statement with an "X":

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the subject property as described in Iowa Code Sec. 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

This transaction is not 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: 3/16/26



Chad W. Gardner, Grantor

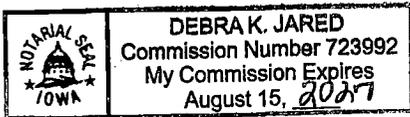


Alissa A. Gardner, Grantor

STATE OF Iowa, COUNTY OF Linn

This record was acknowledged before me on March 6, 2026 by Chad W. Gardner, husband to Alissa A. Gardner.

Debra K. Jared
Signature of Notary Public



STATE OF Iowa, COUNTY OF Linn

This record was acknowledged before me on March 6, 2026 by Alissa A. Gardner, wife to Chad W. Gardner.

Debra K. Jared
Signature of Notary Public

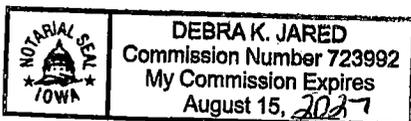


Exhibit "A"

Lots Two (2) and Three
(3) of Replat Of Lot 2, 3, & 4 of Ledge View Subdivision Ledge View Subdivision Being A
Subdivision Of Lot 5, Lot 6, Lot 7, Lot 8, & Lot 9 Of The Subdivision Of Lot 121 Of Clair-View
Acres And Of Parcel 2019-86 In The SE 1/4 Of Section 23, T88N, R5W Of The Fifth P.M.,
Delaware County, Iowa, according to plat recorded in Book 2021, Page 4480.