



Book 2026 Page 851
 Document 2026 851 Type 03 001 Pages 2
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 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$422.40

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644,
 Phone: (319) 334-3704

ⓧ Taxpayer Information: Melissa Becker, 801 Tanglewood Drive, Manchester, IA 52057

Return Document To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Ashley Jasper and Brian Jasper, wife and husband, and Dawn Boge and Timothy Boge, wife and husband, do hereby Convey to Melissa Becker, the following described real estate in Delaware County, Iowa:

Lot Twenty-Two (22) of the Plat of Tanglewood Subdivision - Plat No. 1, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 95.


*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.

*Brian Jasper and Timothy Boge are executing this deed solely to relinquish their dower interest in the above-described real estate.

The Grantors do hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

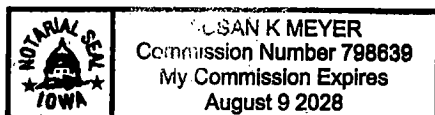
Dated: April 10, 2026.

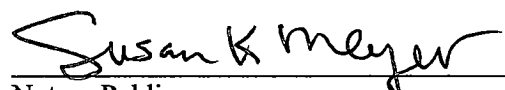

 Ashley Jasper, Grantor


 Brian Jasper, Grantor

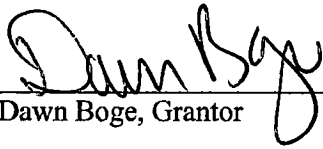
STATE OF IOWA, COUNTY OF DELAWARE:

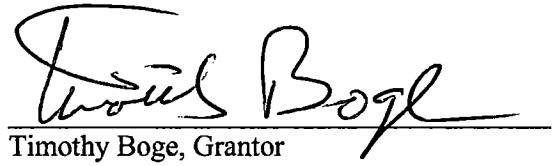
This instrument was acknowledged before me on April 10, 2026, by Ashley Jasper and Brian Jasper, wife and husband.




 Notary Public

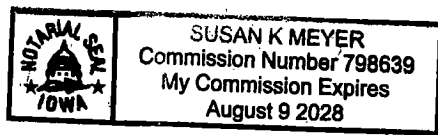
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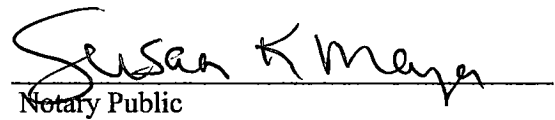

Dawn Boge, Grantor


Timothy Boge, Grantor

STATE OF IOWA, COUNTY OF DELAWARE:

This instrument was acknowledged before me on April 10, 2026, by Dawn Boge and Timothy Boge, wife and husband.




Notary Public