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**Date 4/14/2026 Time 10:33:34AM**

**Rec Amt \$12.00 Aud Amt \$5.00**

**Rev Transfer Tax \$34.40**

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

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

**Taxpayer Information:** Jillian L. Brown, 1986 240th Street, Manchester, IA 52057

**Return Document To:** Jillian L. Brown, 1986 240th Street, Manchester, IA 52057

**Grantors:** Amanda Diane Smith

**Grantees:** Jillian L. Brown

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of Twenty-Two Thousand Dollar(s) and other valuable consideration, Amanda Diane Smith, a single person, does hereby Convey to Jillian L. Brown, the following described real estate in Delaware County, Iowa:

An undivided one-half interest in That part of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Twelve (12), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M. described as commencing at a point on the South line of said Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) that is three hundred thirty nine and four-tenths (339.4) feet West of the Southeast corner thereof, and running thence North 13° 30' West three hundred ninety four and three-tenths (394.3) feet, thence North 28° 54' West two hundred fifty and four-tenths (250.4) feet, thence South 59° 24' West two hundred fifty nine and three-tenths (259.3) feet to the East right-of-way line of Iowa Highway No. 38, thence South 30° 33' East five hundred fifty two and four-tenths (552.4) feet on the East line of said Highway No. 38 to the South line of said Northwest Quarter (NW¼) of the Northwest Quarter (NW¼), thence East on said South line one hundred forty four and five-tenths (144.5) feet to the point of beginning

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.

Dated: 3-26-2026

[Signature of Amanda Diane Smith]
Amanda Diane Smith, Grantor

STATE OF IOWA, COUNTY OF Black Hawk

This record was acknowledged before me on 3-26-2026 by Amanda Diane Smith.

[Signature of Carolyn Brungard] - IOWA
Signature of Notary Public

