

Recorded: 5/4/2026 at 8:00:55.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$380.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1081

Return To: Nick A. Sailer of Nick Sailer Law, P.C., 1218 W. Marion St., Manchester, IA 52057
Taxpayer: Tessa Kelchen, 1208 N. 2nd Street, Manchester, IA 52057
Preparer: Nick A. Sailer of Nick Sailer Law, P.C., 1218 W. Marion St., Manchester, IA 52057, Tel: 563-927-6425

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Barbara Kay Sailer and Frank Joseph Sailer, wife and husband, do hereby Convey to Tessa Kelchen the following described real estate in Delaware County, Iowa:

The South one-half (S½) of Lot Fifty Three (53), except the West one hundred fifty two (152) feet thereof, in Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

***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.**

The grantors hereby covenant with grantee, and successors in interest, that they 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 they 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, according to the context.

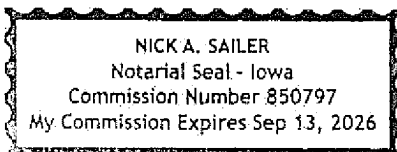
Dated: May 1, 2026.

Barbara Kay Sailer
Barbara Kay Sailer

Frank Joseph Sailer
Frank Joseph Sailer

STATE OF IOWA, COUNTY OF DELAWARE:

This record was acknowledged before me on May 1 2026, by Barbara Kay Sailer and Frank Joseph Sailer, wife and husband.



Nick A. Sailer
Signature of Notary Public