

Recorded: 5/14/2026 at 10:21:09.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$316.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1224

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, Iowa 52233, (319) 362-3640
Return Document/Address Tax Statement: Jenna J. Utter and Adam P. Anderson, 828 E Butler Street, Manchester, IA 52057

WARRANTY DEED – JOINT TENANCY

For the consideration of One Dollar(s), and other valuable consideration, Alexandria Page Robinson, a single person, does hereby convey to Jenna J. Utter, a single person and Adam P. Anderson, a single person, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in **Delaware County**, Iowa:

The South one-half (S¹/₂) of the East sixty six and thirty five one-hundredths (66.35) feet of Lot Seventeen (17) and the South one-half (S¹/₂) of the West thirteen and sixty five one-hundredths (13.65) feet of Lot Eighteen (18), Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Page 484

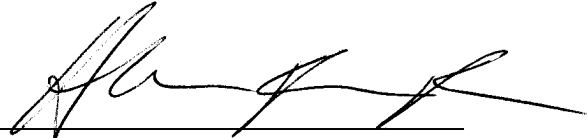
The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

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.

Grantor does hereby covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants 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.

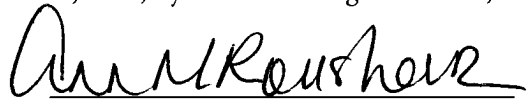
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: May 13th, 2026.


Alexandria Page Robinson

STATE OF IOWA COUNTY OF Linn) ss:

This record was acknowledged before me this 13 day of March, 2026, by Alexandria Page Robinson, a single person.


Notary Public in and for State of Iowa

