



Book 2026 Page 1380

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Date 5/27/2026 Time 10:02:43AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$308.80

**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

A.

Taxpayer Information: Dusty Dryden, 116 Liberty Street, Manchester, IA 52057

Return Document To: ~~Dusty Dryden, 116 Liberty Street, Manchester, IA 52057~~

RIVER RIDGE ESCROW CO
600 BOYSON RD NE STE 200
CEDAR RAPIDS IA 52402

Grantors: Douglas A. Hawker and Diane Hawker

Grantees: Dusty A. Dryden a/k/a Dusty Dryden

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Ninety-Three Thousand Five Hundred Dollar(s) and other valuable consideration, Douglas A. Hawker and Diane Hawker, husband and wife, do hereby Convey to Dusty A. Dryden,*the following described real estate in Delaware County, Iowa:
* a/k/a Dusty Dryden

That part of Lot Fifteen (15) of Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, described as commencing at a point fifty two and one half (52 1/2) feet East of the Southwest corner of said Lot, thence East on the South line of said Lot a distance of fifty two and one-half (52 1/2) feet, thence North one hundred five (105) feet, thence West fifty two and one-half (52 1/2) feet, thence South one hundred five (105) 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.

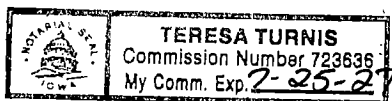
Dated: 5-17-2026

Douglas A. Hawker
Douglas A. Hawker, Grantor

Diane Hawker
Diane Hawker, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 17, 2026 by Douglas A. Hawker and Diane Hawker.



Teresa Turnis
Signature of Notary Public