

Recorded: 5/27/2026 at 3:45:59.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$369.60  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 1397

**Return To:** Christopher Michael Ryan, 1002 New. St., Manchester, IA 52057  
**Taxpayer:** Christopher Michael Ryan, 1002 New. St., Manchester, IA 52057  
**Preparer:** Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



## WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Clifford D. Bunting, a Single Person, does hereby Convey to Christopher Michael Ryan, the following described real estate in Delaware County, Iowa:

The East one hundred seventy (170) feet of Lot Two (2), and the East one hundred seventy (170) feet of the South fifteen (15) feet of Lot One (1), Block Three (3), Gales Subdivision to Manchester, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 93, also described as follows: That part of the North one-half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at the point of intersection of the South line of said North one-half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) with the West line of New Street in Manchester, Iowa, and running thence North along the West line of New Street eighty (80) feet, thence West one hundred seventy (170) feet, thence South eighty (80) feet, thence East one hundred seventy feet (170) 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.

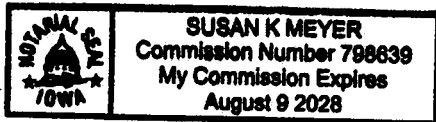
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: May 21, 2026.

CD Bunting by Daniel Bunting, Agent  
Clifford D. Bunting, Grantor  
By: Daniel Clifford Bunting, Agent

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 21, 2026 by  
Clifford D. Bunting, single by Daniel Clifford Bunting, Agent,



Susan K Meyer  
Signature of Notary Public