

Recorded: 5/28/2026 at 8:13:50.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$583.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1406

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Nicholas Clasen and Bailey Clasen, 1008 Sunrise Dr, Manchester, Iowa 52057

Return Document To: Nicholas Clasen and Bailey Clasen, 1008 Sunrise Dr, Manchester, Iowa 52057

Grantors: Jett M. MacTaggart and Abigail C. MacTaggart

Grantees: Nicholas Clasen and Bailey Clasen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Jett M. MacTaggart and Abigail C. MacTaggart, husband and wife, do hereby Convey to Nicholas Clasen and Bailey Clasen, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

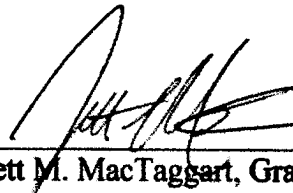
Lot Three (3) of Meadow Park, a Subdivision of part of the NW¼-NE¼, SW¼-NE¼, NE¼-NW¼, and the SE¼-NW¼, all in Section 28, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 188.

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.

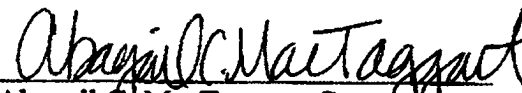
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 22, 2026.



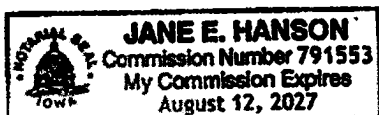
Jett M. MacTaggart, Grantor

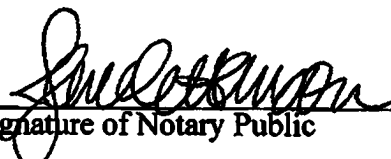


Abigail C. MacTaggart, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 22, 2026 by Jett M. MacTaggart and Abigail C. MacTaggart, husband and wife.





Signature of Notary Public