



**Book 2026 Page 1489**  
**Document 2026 1489 Type 03 001 Pages 2**  
**Date 6/03/2026 Time 2:54:01PM**  
**Rec Amt \$12.00 Aud Amt \$5.00**  
**Rev Transfer Tax \$104.80**

**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

**Taxpayer Information:** Morgan L. Bizzell, 413 Seeley Street, Manchester, IA 52057

**Return Document To:** Morgan L. Bizzell, 413 Seeley Street, Manchester, IA 52057

**Grantors:** Terrence M. Johnson and Karol L. Johnson

**Grantees:** Morgan L. Bizzell

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of Sixty-Six Thousand Dollar(s) and other valuable consideration, Terrence M. Johnson and Karol L. Johnson, husband and wife, do hereby Convey to Morgan L. Bizzell, the following described real estate in Delaware County, Iowa:

The West forty five (45) feet of the South five (5) rods of Lot One Hundred Four (104), 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.

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.

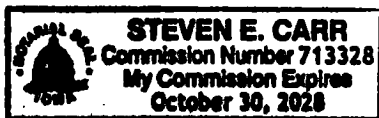
Dated: June 2, 2026

Terrence M. Johnson, Grantor

Karol L. Johnson, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 2, 2026 by Terrence M. Johnson and Karol L. Johnson.



Signature of Notary Public