



Book 2026 Page 1610
Document 2026 1610 Type 03 001 Pages 2
Date 6/15/2026 Time 11:46:52AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$839.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return to

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

This instrument prepared by:
 ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:
 NICHOLAS J. HOFER AND SAMANTHA E. HOFER, 26391 215TH AVE, DELHI, IA 52223

WARRANTY DEED

Legal: Parcel EE In Parcel BB, Sec. 25, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2002, Page 4905; also Lot Eight (8), except the North five (5) feet thereof, and all of Lot Nine (9), of Turtle Creek Heights Addition to Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 190; also all lake frontage running to the waterfront and then right angles to the middle of Delhi Lake, in respect to and adjoining all of said Lots Eight (8) and Nine (9)

*at

Address: **26391 215th Ave, Delhi, IA 52223**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Joshua J. Volz, a single person, and Jennifer M. Teagle, a single person,** hereby conveys the above-described real estate to **Nicholas J. Hofer and Samantha E. Hofer, a married couple, as joint tenants with full rights of survivorship and not as tenants in common.**

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

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

STATE OF Iowa)
) SS:
COUNTY OF Linn)

Dated: 6-3-26, 2026

[Signature]
Joshua J. Volz

[Signature]
Jennifer M. Teagle

On this day of June 3, 2026 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared **Joshua J.
Volz, a single person, and Jennifer M. Teagle, a
single person, to me known to be the identical
person(s) named in and who executed the
foregoing instrument and acknowledged that the
person executed the same as that person's
voluntary act and deed.**

[Signature]
Rachel Franck
Notary Public in and for said State

