

Recorded: 6/16/2026 at 9:18:07.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$839.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1619

Return To: Philip W. Varner & Shari B. Varner, 20679 Kayak Ct., Manchester, IA 52057
Taxpayer: Philip W. Varner & Shari B. Varner, 20679 Kayak Ct., Manchester, IA 52057
Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



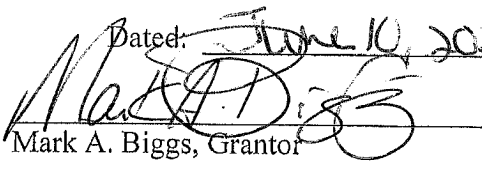
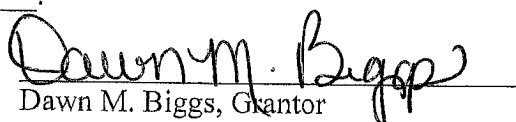
WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Mark A. Biggs and Dawn M. Biggs, Husband and Wife, do hereby Convey to Philip W. Varner and Shari B. Varner, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot One (1) of Pirc Townhomes 1st Subdivision; A subdivision of Lot 8 and Lot 10 in Nautic Estates in the Northwest Quarter of the Northeast Quarter Section 23, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2017, Page 3119

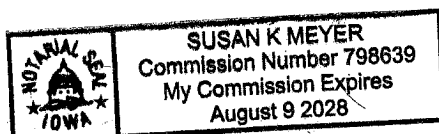
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 10, 2026

Mark A. Biggs, Grantor

Dawn M. Biggs, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 10, 2026 by Mark A. Biggs and Dawn M. Biggs, husband and wife.




Signature of Notary Public