

Recorded: 6/23/2026 at 3:12:38.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$247.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1703

Return To: Mandi Pedretti, 409 Main Street, Colesburg, Iowa 52035

Taxpayer: Mandi Pedretti, 409 Main Street, Colesburg, Iowa 52035

Preparer: Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Brittany N. White and Matthew J. White (also known as Matt White), a married couple, do hereby convey to Mandi Pedretti, a single person, the following described real estate in Delaware County, Iowa:

Lot Eight (8), Block Two (2), Colesburg, Iowa, according to Amended and Corrected Plat of the Incorporated Town of Colesburg recorded in Book 1 Plats, Pages 73-86.

Subject to restrictions, covenants, easements, ordinances and limited access provisions of record.

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.

Grantor(s) do(es) Hereby Covenant with grantees, and successors in interest, that grantor(s) hold(s) 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 grantor(s) 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: 6-21-26

Brittany N. White

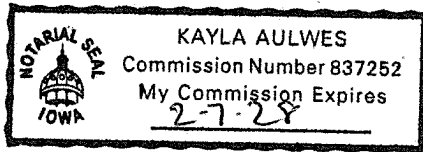
Brittany N. White

Matthew J. White

Matthew J. White (also known as Matt White)

STATE OF IA, COUNTY OF Delaware

This record was acknowledged before me on 21st June, 2026, by
Brittany N. White and Matthew J. White (also known as Matt White), a married couple.



Kyla
Signature of Notary Public