

Recorded: 7/7/2026 at 9:09:13.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$719.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1854

Return To: Nick A. Sailer of Nick Sailer Law, P.C., 1218 W. Marion St., Manchester, IA 52057
Taxpayer: Thomas Bergan & Eileen Bergan, 503 Soldiers Ave., Edgewood, IA 52042
Preparer: Nick A. Sailer of Nick Sailer Law, P.C., 1218 W. Marion St., Manchester, IA 52057, Tel: 563-927-6425

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Mitch A. Kirby, a single person, does hereby Convey to Thomas Michael Bergan and Eileen Kay Bergan, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Nineteen (19), Phelps' Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Pages 91-92

AND

Lot Twenty (20) of South Town Manor, Third Addition, City of Edgewood, Delaware County, Iowa, according to plat recorded in Book 2001, Page 3330; also Lot Eight (8) of the Survey and Plat of Kern's Subdivision of Lot 3 and part of Lot 4 of the Subdivision of the NW 1/4 of the NE 1/4 and adjacent Railroad R-O-W Section 2, T 90 N, R 5 W Delaware County, Iowa, according to Plat recorded in Book 6 Plats, Page 129.

***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.**

The grantor hereby covenants with grantees, and successors in interest, that he holds the real estate by title in fee simple; that he 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 he 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, according to the context.

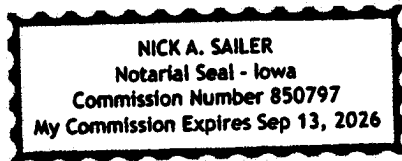
Dated: July 3, 2026.



Mitch A. Kirby

STATE OF IOWA, COUNTY OF DELAWARE:

This record was acknowledged before me on July 3, 2026, by Mitch A. Kirby, a single person.



Nick A. Sailer
Signature of Notary Public