

Recorded: 7/17/2026 at 10:31:41.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$284.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2004

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:

SPENCER R. HEER, 116 MAIN ST, COLESBURG, IA 52035

WARRANTY DEED

Legal: Lots Nine (9), Ten (10) and Eleven (11), Block Three (3), Colony Addition to Colesburg, Iowa, according to Corrected and Amended Plat of Incorporated Town of Colesburg recorded in Book 1 Plats, Pages 73-86

Address: **116 Main St, Colesburg, IA 52035**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Martin G. Crandall, a single person**, hereby conveys the above-described real estate to **Spencer R. Heer, a single person**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

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

On this day of July 7, 2026 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared Martin G.
Crandall, 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.

Rachel Franck

Notary Public in and for said State

Dated:

July 7

, 2026

Martin G. Crandall

Martin G. Crandall

