

Recorded: 8/7/2026 at 12:52:08.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$452.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2294

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Charles A. Carroll and Suzanne B. Carroll, 401 Anderson St, Manchester, Iowa 52057

Return Document To: Charles A. Carroll and Suzanne B. Carroll, 401 Anderson St, Manchester, Iowa 52057

Grantors: Janet M. Marbach

Grantees: Charles A. Carroll and Suzanne B. Carroll

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Gerald J. Marbach as agent for Janet M. Marbach, a single person, does hereby Convey to Charles A. Carroll and Suzanne B. Carroll, a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

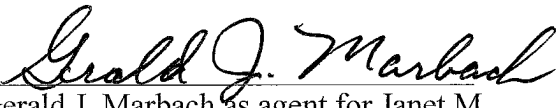
The South one-half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., except the North thirty (30.0) feet thereof, and further excepting the West seven and one-half (7 $\frac{1}{2}$) feet thereof

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.

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: August 5, 2026.


Gerald J. Marbach as agent for Janet M.
Marbach, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 5, 2026 by Gerald J. Marbach as agent for Janet M. Marbach, a single person.




Signature of Notary Public