

Recorded: 8/12/2026 at 9:14:10.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$39.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 2337

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

**Taxpayer Information:** Alex W. Thurn, 1011 Sherman Ave., Manchester, IA 52057

**Return Document To:** Alex W. Thurn, 1011 Sherman Ave., Manchester, IA 52057

**Grantors:** Nicole E. Hansen a/k/a Nicole E. Thurn

**Grantees:** Alex W. Thurn

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**





## WARRANTY DEED

For the consideration of Twenty-Five Thousand Dollar(s) and other valuable consideration, Nicole E. Hansen a/k/a Nicole E. Thurn, a single person, does hereby Convey to Alex W. Thurn, the following described real estate in Delaware County, Iowa:

The South one-half (S½) of Lot Nine (9), Lot Ten (10), and the North Three (3) feet of Lot Eleven (11), Block Two (2), Sunnyside Addition to Manchester, Iowa, according to plat recorded in Book 1, Plats, Page 141

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.

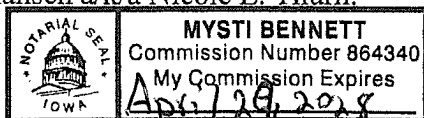
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8/11/26

Nicole E Hansen  
Nicole E. Hansen a/k/a Nicole E. Thurn, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 11, 2026 by  
Nicole E. Hansen a/k/a Nicole E. Thurn.



M. Bennett  
Signature of Notary Public

