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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$60.00

**Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA**

**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: Dolan Properties, LLC, 1050 S 3rd Street, Manchester, IA 52057

Return Document To: Dolan Properties, LLC, 1050 S 3rd Street, Manchester, IA 52057

Grantors: John P. Crow and Courtney M. Crow

Grantees: Dolan Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Thirty-Eight Thousand Dollar(s) and other valuable consideration, John P. Crow and Courtney M. Crow, husband and wife, do hereby Convey to Dolan Properties, LLC, a limited liability company organized and existing under the laws of Delaware, the following described real estate in Delaware County, Iowa:

Lot Six (6) of North Oak Subdivision being a subdivision of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ -NE $\frac{1}{4}$) and part of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ -NE $\frac{1}{4}$) of Section 20, Township 89 North, Range 5 West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 1999, Page 126, except Unit #1 of Building #1 and Unit #2 of Building #1, and the undivided interest in the common elements appurtenant to said Units, in Honey Creek Condominiums, according to Declaration recorded in Book 2011, Page 2592

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: September 11, 2026

John P. Crow
John P. Crow, Grantor

Courtney M. Crow
Courtney M. Crow, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 11, 2026 by John P. Crow and Courtney M. Crow.



Teresa Turnis
Signature of Notary Public