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Document 2026 2725 Type 03 001 Pages 2

Date 9/16/2026 Time 3:22:51PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$73.60

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

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Scott M. Cole, 701 North Street, Ryan, IA 52330

Return Document To: Scott M. Cole, 701 North Street, Ryan, IA 52330

Grantors: Cindy S. Mormann

Grantees: Scott M. Cole

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Forty-Six Thousand Five Hundred Dollar(s) and other valuable consideration, Cindy S. Mormann, a single person, does hereby Convey to Scott M. Cole, the following described real estate in Delaware County, Iowa:

Lot Three (3) of Sauser's 2nd Addition In The City Of Ryan, Section 18, T87N,
R5W Of The 5th P.M. Delaware County, Iowa, according to plat recorded in Book
2011, Page 2371

This deed is in fulfillment of Real Estate Contract filed November 1, 2018 in Book
2018, Page 3129.

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.

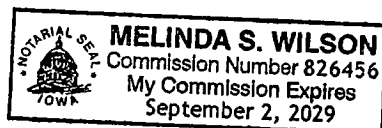
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 9-9-26.

Cindy S. Mormann
Cindy S. Mormann, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Sept. 9, 2026 by
Cindy S. Mormann.



Melinda S. Wilson
Signature of Notary Public