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Date 10/05/2026 Time 10:02:20AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$335.20

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

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Austin G. Collins, 600 Boyson Rd NE, Suite 200, Cedar Rapids, IA
52402, Tel: 319-393-9090

Taxpayer Information: Cody Hendricks and Autumn Hendricks, 510 Franklin St, Ryan, IA
52330

Return Document To: ~~Cody Hendricks and Autumn Hendricks, 510 Franklin St, Ryan, IA
52330~~

Return to:
RIVER RIDGE ESCROW CO
600 BOYSON RD NE STE 200
CEDAR RAPIDS IA 52402

Grantors: Michael J. Carroll and Andrea L. Carroll

Grantees: Cody Hendricks and Autumn Hendricks

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Michael J. Carroll and Andrea L. Carroll, Husband and Wife, do hereby Convey to Cody Hendricks and Autumn Hendricks, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Seven (7) and Eight (8), Block Sixteen (16), Ryan, Iowa, according to plat recorded in Book 1 Plats, Page 42, except that part described as commencing at the Northeast corner of said Lot Eight (8), thence South eight (8) feet, thence West one hundred sixteen (116) feet, thence Northwesterly to the Northwest corner of said Lot Seven (7), thence East one hundred thirty two (132) feet to the point of beginning,

Subject to Covenants, Conditions, Restrictions and Easements of record.

Mark the appropriate statement with an "X":

☒ There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the subject property as described in Iowa Code Sec. 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

☐ This transaction is not 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: KL 9/30/2026

Michael J. Carroll
Michael J. Carroll, Grantor

Andrea L. Carroll
Andrea L. Carroll, Grantor

STATE OF Iowa, COUNTY OF Linn

This record was acknowledged before me on September 30, 2026 by
Michael J. Carroll and Andrea L. Carroll, Husband and Wife



Kenneth J. Gaul
Signature of Notary Public