Recorded: 10/30/2026 at 1:26:53.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $215.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3208

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 Fagan, 708 N Franklin Street, Manchester, Iowa 52057

Return Document To: Alex Fagan, 708 N Franklin Street, Manchester, Iowa 52057

Grantors: Mary Kay Connor

Grantees: Alex M. Fagan

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Hundred Thirty-Four Thousand Nine Hundred Dollar(s) and other valuable consideration, Mary Kay Connor, a single person, does hereby Convey to Alex M. Fagan, the following described real estate in Delaware County, Iowa:

The North one-half (N½) of the East one-half (E½) of Lot Twenty Eight (28). Burrington's Addition to Manchester, Iowa, according to plat recorded in Book 1 L.D., Page 245

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: October 23, 2026.

Mary Kay Connor

Mary Kay Connor, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 23, 2026 by Mary Kay Connor.

Donna Kramer

Signature of Notary Public

DONNA KRAMER
Commission Number 181486
My Comm. Exp. 10-18-2029

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