Recorded: 11/2/2026 at 8:13:16.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $364.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3218

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, Iowa 52233, (319) 362-3640
Return Document/Address Tax Statement: Christine M. Buswell, 1216 N 2nd St., Manchester, IA 52057

WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, Darlene J. Heims, a single person, does hereby convey to Christine M. Buswell, the following described real estate in **Delaware County**, Iowa:

The South sixty seven (67.0) feet of the East one hundred fifty and fifteen one-hundredths (150.15) feet of Lot Fifty Four (54), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

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.

Grantor does hereby covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants 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: 10-29, 2026.

Darlene J. Heims by Ron Heims as Agent
Darlene J. Heims by
Ron J. Heims, as Attorney-in-Fact

STATE OF IOWA COUNTY OF Linn) ss:

This record was acknowledged before me this 29 day of October, 2026, by Darlene J. Heims, a single person, by Ron J. Heims, as Attorney-in-Fact

NOTARIAL SEAL IOWA
ABBY BESLER
Commission Number 823210
My Commission Expires
4-16-29

Abby Besler
Notary Public in and for State of Iowa