Recorded: 2/21/2025 at 12:34:32.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $316.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 459

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Zoey E. Mulford, 405 W. Marion Street, Manchester, IA 52057

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

Grantors: John Bailey and Michelle Bailey

Grantees: Zoey E. Mulford

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, John Bailey and Michelle Bailey, husband and wife, do hereby Convey to Zoey E. Mulford, a single person, the following described real estate in Delaware County, Iowa:

The West fifty-one (51) feet of Lot Six Hundred Thirty Seven (637), and the East fifteen (15) feet of Lot Six Hundred Thirty Six (636), Manchester, Iowa according to plat recorded in Book I L.D., Page 284.

***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.**

The Grantor does hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated. 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, according to the context.

Dated: 2/10, 2025.

John Bailey, Grantor

Michelle Bailey, Grantor

STATE OF ~~IOWA~~ Florida)
)ss
COUNTY OF ~~DELAWARE~~ Duval)

This instrument was acknowledged before me on 2/10, 2025, by John Bailey and Michelle Bailey, husband and wife.

Notary Public

Notary Public State of Florida
Madison Pruski-Long
My Commission HH 486089
Expires 1/29/2028