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Document 2025 818 Type 03 001 Pages 2
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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $687.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Marc W. MacTaggart and Lynn M. MacTaggart, 2392 Jefferson Rd, Manchester, Iowa 52057

Return Document To: Marc W. MacTaggart and Lynn M. MacTaggart, 2392 Jefferson Rd, Manchester, Iowa 52057

Grantors: Jana L. Rowley and Keith J. Rowley

Grantees: Marc W. MacTaggart and Lynn M. MacTaggart

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Jana L. Rowley and Keith J. Rowley, wife and husband, do hereby Convey to Marc W. MacTaggart and Lynn M. MacTaggart, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel D Of The Southeast Quarter (SE1/4) Of The Southeast Quarter (SE1/4), Section Ten (10), Township Eighty-Eight North (T88N,) Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 74; also the Southerly one-half (Sly1/2) of Lot Five (5) of Houlihan's Bailey Ford Subdivision A Subdivision Of Parcel C Of The Southeast Quarter (SE1/4) Of The Southeast Quarter (SE1/4), Section Ten (10), And The Subdivision Of The West 1/4 Of The Southwest Quarter (SW1/4) Of The Southwest Quarter (SW1/4) Of Section Eleven (11), All In Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in ~~Bok~~ Book 1999, Page 4249.

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: April 1, 2025.

Jana L. Rowley, Grantor

Keith J. Rowley, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 1, 2025 by Jana L. Rowley and Keith J. Rowley, wife and husband.

JANE E. HANSON
Commission Number 791553
My Commission Expires
August 12, 2027

Signature of Notary Public

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