Recorded: 4/21/2025 at 10:02:04.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $95.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 989

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Austin P. and Samantha J. Brown, 502 3rd Street West, Worthington, IA 52078

Return Document To: Carolyn C. Davis, 225 1st Ave East, Dyersville, Iowa 52040

Grantors: James Patrick McDermott

Grantees: Austin P. Brown and Samantha J. Brown

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, James Patrick McDermott, a single person, does hereby Convey to Austin P. Brown and Samantha J. Brown, 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 2025-9 Of Part Of Parcel E In The Southeast Quarter Of The Southwest Quarter Of Section 36, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 732

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: April 16, 2025.

James Patrick McDermott, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on April 16, 2025 by James Patrick McDermott, a single person.

CAROLYN DAVIS
Commission Number 833612
My Commission Expires
August 9, 2027

Signature of Notary Public

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