Recorded: 6/10/2025 at 12:14:08.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $607.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1461

Return To: Jonathon M. Thomas and Kelsey A. Thomas, 101 Hankins St., Delhi, IA 52223
Taxpayer: Jonathon M. Thomas and Kelsey A. Thomas, 101 Hankins St., Delhi, IA 52223
Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, John W. Burbridge and Holly J. Burbridge, Husband & Wife, do hereby Convey to Jonathon M. Thomas and Kelsey A. Thomas, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot One (1) of Hankins Lakeside Estates First Subdivision of part of the South 21 1/2 acres of the SE 1/4 of the NE 1/4, of Section 17, T88N, R4W of the Fifth Principal Meridian, City of Delhi, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 159.

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.

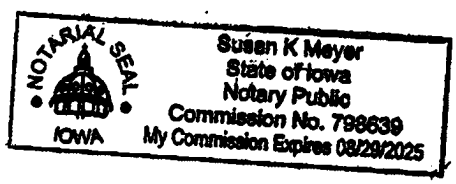
Dated: May 31, 2025.

John W. Burbridge, Grantor

Holly J. Burbridge, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on May 31. 2025 by John W. Burbridge and Holly J. Burbridge, husband & wife.



Signature of Notary Public