Book 2025 Page 1760
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Date 7/07/2025 Time 11:36:26AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $322.40

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return to:
RIVER RIDGE ESCROW CO
300 BOYSON RD NE STE 200
CEDAR RAPIDS IA 52402-7221

~~**Return To:** Nathan J. Groth and Alyssa Groth, 20073 248th Street, Manchester, IA 52057~~
Taxpayer: Nathan J. Groth and Alyssa Groth, 20073 248th Street, Manchester, IA 52057
Preparer: Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other valuable consideration, Phillip M. Owens, a single person, does hereby convey to Nathan J. Groth and Alyssa Groth, as Joint Tenants with Full Rights of Survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Ten (10) and that part of Lot Nineteen (19) lying South of Lot Ten (10), bounded on the East by the Southerly extension of the East boundary line of Lot Ten (10) and on the West by the Southerly extension of the West boundary line of Lot Ten (10), all in Willie's First Subdivision of part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Fifteen (15), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, and part of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Fourteen (14), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Pages 62-64.

Subject to restrictions, covenants, easements, ordinances and limited access provisions of record.

Grantor(s) do(es) Hereby Covenant with grantees, and successors in interest, that grantor(s) hold(s) 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 grantor(s) 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: June 26, 2025.

Phillip M. Owens

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on June 26, 2025, by Phillip M. Owens, a single person.

Signature of Notary Public

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 10/18/2026

10/18/2026