Recorded: 7/17/2025 at 8:44:33.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $448.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1888

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Amber L. Andrews, 306 S. Wine Street, Earlville, IA 52041

Return Document To: Amber L. Andrews, 306 S. Wine Street, Earlville, IA 52041

Grantors: Kim A. Harbaugh and Karen S. Harbaugh

Grantees: Amber L. Andrews

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Two Hundred Eighty-One Thousand Dollar(s) and other valuable consideration, Kim A. Harbaugh and Karen S. Harbaugh, husband and wife, do hereby Convey to Amber L. Andrews, the following described real estate in Delaware County, Iowa:

The North thirty-seven (37) feet of Lot Seven (7) and the South thirty-six (36) feet of Lot Eight (8) of Block Two (2) of Gales Subdivision of Manchester, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 93.

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: June 23rd 2025.

Kim A. Harbaugh, Grantor

Karen S. Harbaugh, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 23rd 2025 by Kim A. Harbaugh and Karen S. Harbaugh.

WILLIAM J. BLUMER
Commission Number 857111
My Commission Expires
July 8, 2027

Signature of Notary Public