Book 2025 Page 2477

Document 2025 2477 Type 03 001 Pages 1
Date 9/15/2025 Time 10:40:54AM
Rec Amt $7.00 Aud Amt $5.00
Rev Transfer Tax $1,119.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return Document To: Michael S. Cairney, 100 Hankins St., Delhi, IA 52223
Preparer Information: SAMUEL M. DEGREE, 300 Main Street, Suite 323, Dubuque, IA 52001, (563) 582-2000
Address Tax Statement: Michael S. Cairney, 100 Hankins St., Delhi, IA 52223

WARRANTY DEED

For the consideration of TEN AND NO/100 ($10.00) Dollar(s) and other valuable consideration, BRIAN D. WERNER, a single person, does hereby Convey to MICHAEL S. CAIRNEY, as trustee of the MICHAEL S. CAIRNEY REVOCABLE TRUST DATED JULY 24, 2023, as to an undivided one-half interest, and to VIVIAN A. CAIRNEY, as trustee of the VIVIAN A. CAIRNEY REVOCABLE TRUST DATED JULY 24, 2023, as to an undivided one-half interest, the following described real estate in Delaware County, Iowa:

> Lot Seven (7) of Hankins Lakeside Estate First Subdivision of Part Of The South 21 ½ Acres of The SE ¼ of The NE ¼, Of Section 17, T88N, R4W Of The Fifth Principal Meridian, City of Delhi, Delaware County, Iowa, according to the 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: September 8, 2025

Brian D. Werner (Grantor)

STATE OF **IOWA**, COUNTY OF Dubuque

This instrument was acknowledged before me on September 8, 2025, by Brian D. Werner.

Theresa A. Neuhaus, Notary Public

THERESA A. NEUHAUS
Commission Number 759995
My Comm. Exp. 9-14-2027