Recorded: 11/6/2025 at 1:22:23.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $307.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2996

WARRANTY DEED JOINT TENANCY
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: Gregory and Hannah Seibert, 945 N Franklin Street, Manchester, IA 52057

Return Document To: Gregory and Hannah Seibert, 945 N Franklin Street, Manchester, IA 52057

Grantors: John Brooks Ante and Lindsey Janelle Ante

Grantees: Gregory Seibert and Hannah Seibert

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Ninety-Two Thousand Five Hundred Dollar(s) and other valuable consideration, John Brooks Ante and Lindsey Janelle Ante, ~~husband and wife~~*, do hereby Convey to Gregory Seibert and Hannah Seibert, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

* Each Single

The North seventy (70) feet of the South seventy two (72) feet of the West one hundred eighty (180) feet of Lot Twenty Three (23), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1

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: ~~10/15/2025~~ 10/31/2025

John Brooks Ante
John Brooks Ante, Grantor

Lindsey Janelle Ante
Lindsey Janelle Ante, Grantor

Texas MC 10/15/2025 Harris
STATE OF IOWA COUNTY OF DELAWARE

This record was acknowledged before me on 10/15/2025 by John Brooks Ante and Lindsey Janelle Ante.

MC 10/15/2025

Marvin Coleman
ID NUMBER
132766675
COMMISSION EXPIRES
November 5, 2028

Marvin Coleman
Signature of Notary Public

Electronically signed and notarized online using the Proof platform.

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STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 28, 2025 by Lindsey Janelle Ante.

Teresa Turnis
Signature of Notary Public

