Recorded: 11/13/2025 at 1:47:18.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $143.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3071

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Jason LeGassick and Jodi LeGassick, 1671 195th Street, Manchester, Iowa 52057

Return Document To: Jason LeGassick and Jodi LeGassick, 1671 195th Street, Manchester, Iowa 52057

Grantors: Alan J. Krogmann and Ellen M. Krogmann

Grantees: Jason LeGassick and Jodi LeGassick

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Alan J. Krogmann and Ellen M. Krogmann, husband and wife, do hereby Convey to Jason LeGassick and Jodi LeGassick, 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:

Lot Two (2) of Spring Branch Creek Second Subdivision In Part Of The NE¼-SW¼ And The NW¼-SW¼ Of Section 35-T89N-R5W Delaware County, Iowa, according to plat recorded in Book 2025, Page 2838

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: November 7, 2025.

Alan J. Krogmann, Grantor

Ellen M. Krogmann, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 7, 2025 by Alan J. Krogmann and Ellen M. Krogmann, husband and wife.

JANE E. HANSON
Commission Number 791553
My Commission Expires
August 12, 2027

Signature of Notary Public

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