Book 2025 Page 3546

Document 2025 3546 Type 03 001 Pages 3
Date 12/23/2025 Time 12:12:33PM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $216.80

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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: Zachary Behan, 313 N. Franklin Street, Manchester, IA 52223

Return Document To: Zachary Behan, 313 N. Franklin Street, Manchester, IA 52223

Grantors: Jacob Allen Hoisington, Derek J. Hoisington and Jennifer Lea Hoisington

Grantees: Zachary Behan

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Hundred Thirty-Six Thousand Dollar(s) and other valuable consideration, Jacob Allen Hoisington, a single person, and Derek J. Hoisington and Jennifer Lea Hoisington, husband and wife, do hereby Convey to Zachary Behan, the following described real estate in Delaware County, Iowa:

The North one-half (N½) of Lot Two Hundred Eighty Three (283), and the West three (3) feet and nine (9) inches of the North one-half (N½) of Lot Two Hundred Eighty Two (282), Manchester, Iowa, according to the plat recorded in Book I L.D., Page 284

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: December 22, 2025.

Jacob Allen Hoisington, Grantor

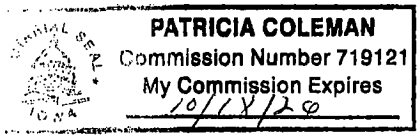
Derek J. Hoisington, Grantor

Jennifer Lea Hoisington, Grantor

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STATE OF IOWA, COUNTY OF DELAWARE

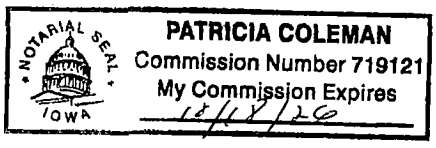
This record was acknowledged before me on December 22, 2025 by Jacob Allen Hoisington.



Patricia Coleman
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

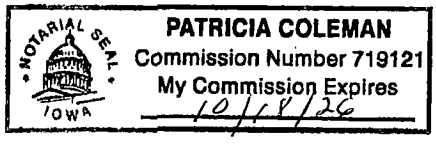
This record was acknowledged before me on December 22 2025 by Derek J. Hoisington.



Patricia Coleman
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 22, 2025 by Jennifer Lea Hoisington.



Patricia Coleman
Signature of Notary Public

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