Book 2026 Page 3083
Document 2026 3083 Type 03 001 Pages 3
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Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $399.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Gregory M. Carroll and Pamela S. Carroll, 212 Howard St., Box 187 Ryan, IA 52330

Return Document To: Gregory M. Carroll and Pamela S. Carroll, 212 Howard St., Box 187 Ryan, IA 52330

Grantors: Jeffrey R. Carroll and Emily M. Carroll

Grantees: Gregory M. Carroll and Pamela S. Carroll

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, Jeffrey R. Carroll and Emily M. Carroll, husband and wife, do hereby Convey to Gregory M. Carroll and Pamela S. Carroll, 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:

That part of Block Four (4), Ryan, Iowa according to plat recorded in Book 1 Plats, Page 42, described as commencing at a point on the East line of said Block Four (4) that is three hundred twenty nine (329) feet South of the Northeast corner of said Block Four (4), running thence West one hundred sixty five (165) feet, thence South two hundred (200) feet, thence East one hundred sixty five (165) feet to the East line of said Block Four (4), thence North along said East line two hundred (200) feet to the point of beginning.

AND

That part of Block Four (4), Ryan, Iowa, according to plat recorded in Book 1 Plats, Page 42, described as commencing at a point on the East line of said Block Four (4) which is five hundred twenty nine (529) feet South of the Northeast corner of said Block Four (4), thence running West one hundred sixty five (165) feet, thence South one hundred (100) feet, thence East one hundred sixty five (165) feet to the East line of said Block Four (4), thence North on the East line of said Block Four (4) one hundred (100) feet to the point of beginning.

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: October 19, 2026.

Jeffrey R. Carroll, Grantor

Emily M. Carroll, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 19, 2026 by Jeffrey R. Carroll and Emily M. Carroll, husband and wife.

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

Signature of Notary Public