Recorded: 10/23/2026 at 9:57:03.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $399.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3125

Return To: Allen M. Kruse & Wendy A. Kruse, 106 McCarren Dr., Manchester, IA 52057
Taxpayer: Allen M. Kruse & Wendy A. Kruse, 106 McCarren Dr., Manchester, IA 52057
Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Joshua McCraney a/k/a Joshua Bryon McCraney and Devon McCraney f/k/a Devon James Gardner f/k/a Devon Gardner, a Married Couple, do hereby Convey to Allen M. Kruse and Wendy S. Kruse, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot One (1) of McCarren Place Subdivision; in the Southwest Quarter of the Southeast Quarter Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2023, Page 2298

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 20, 2026

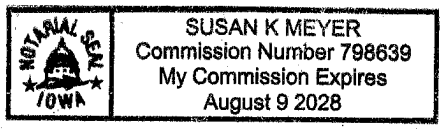
Joshua McCraney, Grantor
a/k/a Joshua Bryon McCraney

Devon McCraney, Grantor
f/k/a Devon James Gardner
f/k/a Devon Gardner

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 20, 2026 by Joshua McCraney a/k/a Joshua Bryon McCraney and Devon McCraney f/k/a Devon James Gardner f/k/a Devon Gardner, a married couple.

Signature of Notary Public



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