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Date 10/23/2026 Time 10:46:15AM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $263.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: RIVER RIDGE ESCROW CO
600 BOYSON RD NE STE 200
CEDAR RAPIDS IA 52402

Preparer Information: Erick Skogman, E.I.D.S., 417 1st Avenue SE, Cedar Rapids, IA 52401 (319) 363-8285
~~**Return Document To/**~~**Address Tax Statements:** Tyler Gephart, 505 E Butler St, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Abbagail G. Lange, a single person, and Justin M. Lange, a single person, do hereby convey to Tyler Gephart the following described real estate in DELAWARE County, Iowa:

Lot Fifty One (51), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantors do hereby covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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. The undersigned hereby relinquish 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.

Mark the ONE true statement with "X"

_X_ *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.*

_____ *This transaction is not exempt from the requirement to submit a groundwater hazard statement.*

Dated: 10-9-2026

Abbagail G. Lange

Abbagail G. Lange

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me on this 9th day of October, 20 26, by Abbagail G. Lange, a single person.

Kristine Baldwin
Notary Public – State of Iowa

KRISTINE BALDWIN
Commission Number 742874
My Commission Expires
September 25, 2027

Dated: 10/09/2026

Justin M. Lange

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me on this 9th day of October, 2026, by Justin M. Lange, a single person.

Notary Public – State of Iowa

NOTARIAL SEAL IOWA
KRISTINE BALDWIN
Commission Number 742874
My Commission Expires
September 25, 2027