Recorded: 10/26/2026 at 9:43:44.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $631.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3139

Return To: Marlaina L. Aarhus & Collin W. Aarhus, 905 Evergreen Dr. Manchester, IA 52057
Taxpayer: Marlaina L. Aarhus & Collin W. Aarhus, 905 Evergreen 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, Leann K. Miller and Victor J. Boeding, Wife and Husband, do hereby Convey to Marlaina L. Aarhus and Collin W. Aarhus, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Six (6) of Evergreen Addition - A Subdivision Of Parcel G Of The South Half (S 1/2) Of The Southwest Quarter (SW 1/4) Of The Northwest Quarter (NW 1/4), Part Of Lot Nine (9) Of The Southwest Quarter (SW 1/4) And The South Half (S 1/2) Of The Northwest Quarter (NW 1/4) And Part Of Lot One (1) Of Lot Eighteen (18) Of The Subdivision Of Lot Eleven (11) Of The Southwest Quarter (SW 1/4) And The South Half (S 1/2) Of The Northwest Quarter (NW 1/4) All In Section Twenty-Eight (28), Township Eighty-Nine North (T89N), Range Five West (R5W) Of The Fifth Principal Meridian In The City OF Manchester, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 93.

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: 10-13-2026

Leann K. Miller, Grantor

Victor J. Boeding, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 13th 2026 by Leann K. Miller and Victor J. Boeding, wife and husband.

Signature of Notary Public

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

©The Iowa State Bar Association 2026
IowaDocs®