Recorded: 11/9/2026 at 1:33:40.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $448.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3301

WARRANTY DEED JOINT TENANCY
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: Gerald F. Nadermann & Janet R. Nadermann, 108 Bailey Drive Unit 3, Manchester, Iowa 52057

Return Document To: Gerald F. & Janet R. Nadermann, 108 Bailey Drive Unit 3, Manchester, Iowa 52057

Grantors: Rayma M. Huggins

Grantees: Gerald F. Nadermann and Janet R. Nadermann

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Eighty-One Thousand Dollar(s) and other valuable consideration, Rayma M. Huggins, a single person, does hereby Convey to Gerald F. Nadermann and Janet R. Nadermann, as 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:

Unit 108 J in Bailey Drive Estates, according to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2005, Page 3954, and First Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2019, Page 837, and Second Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2020, Page 2339, and Third Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2020, Page 3078, and Fourth Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2020, Page 4125, Fifth Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa recorded in Book 2021, Page 2840, and Sixth Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa recorded in Book 2022, Page 206, and Seventh Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2022, Page 3790, together with the undivided interest in the common elements appurtenant to said Unit.

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: 10-30-2026.

Rayma M. Huggins

Rayma M. Huggins, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 30, 2026 by Rayma M. Huggins.

Stephanie A. Bintner

Signature of Notary Public

STEPHANIE ANN BINTNER
Commission Number 845588
My Commission Expires
January 30, 2029