

Recorded: 8/14/2025 at 9:01:15.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 2138

**Taxpayer:** Koelker Real Estate LLC, 3366 163rd St, New Vienna, IA 52065

**Preparer/Return to:** Todd J. Locher, Locher & Davis PLC, PO Box 7, Farley, IA 52046, Tel: 563-744-3359



## WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Charles A. Koelker and Marilee J. Koelker, husband and wife, do hereby Convey to Koelker Real Estate LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot 2 of KOELKER PLACE, Delaware County, Iowa, according to the Final Plat dated June 30, 2025 and recorded on July 25, 2025 in Book 2025, Page 1976 of the records of Delaware County, Iowa.

**This deed is exempt according to Iowa Code 428A.2(21).**

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: August 13, 2025.

Charles A. Koelker  
Charles A. Koelker, Grantor

Marilee J. Koelker  
Marilee J. Koelker, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 13, 2025 by  
Charles A. Koelker and Marilee J. Koelker.



Tara Baker  
Signature of Notary Public