

Recorded: 9/30/2025 at 9:35:46.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$71.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2604

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Derrick Schantz and Gretchen Schantz, 2108 Faith St, Urbana, Iowa 52345

Return Document To: Derrick Schantz and Gretchen Schantz, 2108 Faith St, Urbana, Iowa 52345

Grantors: Steven A. Broghammer and Jenny M. Broghammer

Grantees: Derrick Schantz and Gretchen Schantz

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Steven A. Broghammer and Jenny M. Broghammer, husband and wife, do hereby Convey to Derrick Schantz and Gretchen Schantz, as husband and wife 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 Prairie Hill Estates, a Subdivision of Parcel C and E in the Southwest Quarter of Section 18, and Parcel C in the Northwest Quarter of Section 19, Township 89 North, Range 5, West of the 5th P.M., according to the plat recorded in Book 1999, Page 1731

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: 9-30-2025.

Steven A. Broghammer

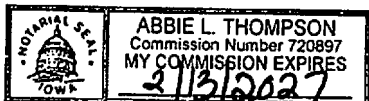
Steven A. Broghammer, Grantor

Jenny M. Broghammer

Jenny M. Broghammer, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 30, 2025 by Steven A. Broghammer and Jenny M. Broghammer, husband and wife.



Abbie L. Thompson
Signature of Notary Public