

Recorded: 11/3/2025 at 8:56:31.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$127.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2945

Return To: The Watershed LLC, 252 N River St, Manchester, IA 52057

Taxpayer: The Watershed LLC, 252 N River St, Manchester, IA 52057

Preparer: Todd J. Locher, 202 2nd Ave NW, PO Box 7, Farley, IA 52046, Tel: 563-744-3359



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Diane Kay Ogden and Eric M. Ogden, Co-Trustees of Hughes Memorial Trust, does hereby Convey to The Watershed LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

That part of the North one hundred fifty (150) feet of Lot Sixteen (16) of Ballard's Subdivision of part of Lot I of Iowa Land Company's Subdivision of part of Manchester, Iowa, East of the East bank of the Maquoketa River, excepting an easement of a right-of-way along the West side thereof, according to plat recorded in Book 1 Plats, Page 120.

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.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: Oct 31, 2025.

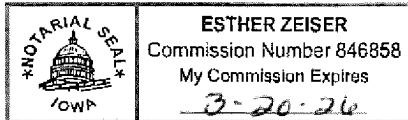
Hughes Memorial Trust

By Diane Kay Ogden Trustee
Diane Kay Ogden, as Trustee

By Eric M. Ogden Trustee
Eric M. Ogden, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

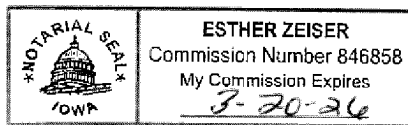
This record was acknowledged before me on October 31, 2025,
by Diane Kay Ogden, Trustee of the above-entitled trust.



Esther Zeiser
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 31, 2025,
by Eric M. Ogden, Trustee of the above-entitled trust.



Esther Zeiser
Signature of Notary Public