

Recorded: 12/2/2025 at 11:39:38.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3271

Return Document To: Title Services Corporation, 603 Commercial St., Waterloo, IA 50701
Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304
Address Tax Statement: John C. Broghammer and Mary D. Broghammer, 1715 162nd Ave., Manchester, IA 52057
TSC#254903

WARRANTY DEED

For the consideration of One and No/100----- Dollar(s) and other valuable consideration, David Ponsford and Tammy Ponsford, husband and wife, do hereby Convey to John C. Broghammer and Mary D. Broghammer, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

An undivided one-fourth interest in The North Half of the Northeast Quarter of Section 6, Township 89 North, Range 5, and the Southeast Quarter of the Southeast Quarter of Section 31, Township 90 North, Range 5, all being West of the 5th P.M., Delaware County, Iowa, excepting therefrom that part of the Southeast Quarter of the Southeast Quarter, Section 31, Township 90 North, Range 5, West of the 5th P.M., Delaware County, Iowa, described as: Commencing at the Northeast corner of the Southeast Quarter of the Southeast Quarter and running thence South on the East line of Section 31, 764.00 feet, thence West 318.0 feet, thence North 340.0 feet, thence East 100.0 feet, thence North 424.0 feet to the North line of said Southeast Quarter of the Southeast Quarter, thence East 218.0 feet to beginning.

Subject to easements, restrictions, covenants, ordinances, and limited access provisions of record.

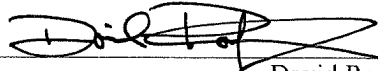
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

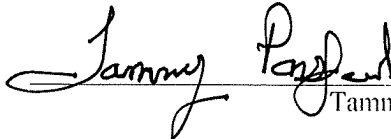
See deed being recorded contemporaneously with this deed for declaration of value.

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.

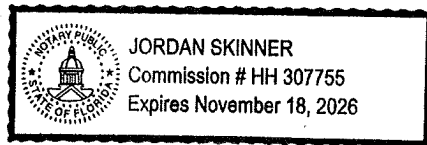
Dated: 11/19/2025



David Ponsford


Tammy Ponsford

STATE OF FLORIDA NASSAU COUNTY, ss.

This instrument was acknowledged before me on this 19th day of November, 2025, by David Ponsford and Tammy Ponsford, husband and wife.




Notary Public in and for the State of Florida