

Recorded: 12/9/2025 at 11:12:08.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$599.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3344

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Ronald L. Aldrich and Linda J. Aldrich, 840 E Union St, Manchester, Iowa 52057

Return Document To: Ronald L. Aldrich and Linda J. Aldrich, 840 E Union St, Manchester, Iowa 52057

Grantors: Susan Broghammer and Ellen Broesder as co-trustees of Trust Agreement of Anthony C. Broghammer dated 1/6/2012

Grantees: Ronald L. Aldrich and Linda J. Aldrich

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Susan Broghammer and Ellen Broesder, Co-Trustees of Trust Agreement of Anthony C. Broghammer dated 1/6/2012, does hereby Convey to Ronald L. Aldrich and Linda J. Aldrich, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

That part of Lot Eight (8) of the Subdivision of the Southwest Quarter (SW1/4) and the South one-half (S1/2) of the Northwest Quarter (NW1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 4, described as commencing at the intersection of the West line of said Lot Eight (8), extended, and the South line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty Eight (28), running thence North along the West line of said Lot Eight (8) a distance of one hundred ninety three (193) feet, thence East a distance of one hundred (100) feet, thence South parallel with the West line of said Lot Eight (8) a distance of one hundred ninety three (193) feet to the South line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty Eight (28), thence West to the place of beginning.

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: 12.5.2025.

Trust Agreement of Anthony C. Broghammer
dated 1/6/2012

By Susan Broghammer
Susan Broghammer, as Co-Trustee

By Ellen Broesder, Trustee
Ellen Broesder, as Co-Trustee

STATE OF IOWA, COUNTY OF DELAWARE

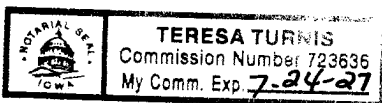
This record was acknowledged before me on December 5-2025
by Susan Broghammer, Co-Trustee of the above-entitled trust.



Teresa Turnis
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 5-2025
by Ellen Broesder, Co-Trustee of the above-entitled trust.



Teresa Turnis
Signature of Notary Public