

Recorded: 12/19/2025 at 2:56:22.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$479.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3467

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Hinz Properties, LLC, 1112 Main Street, Manchester, Iowa 52057

Return Document To: Hinz Properties, LLC, 1112 Main Street, Manchester, Iowa 52057

Grantors: James B. Harbach and Jennifer Harbach

Grantees: Hinz Properties, LLC

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, James B. Harbach and Jennifer Harbach, husband and wife, do hereby Convey to Hinz Properties, 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 Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Thirty-three (33), Township Eight-nine (89) North, Range Five (5), West of the 5th P.M., described as commencing at a point three hundred (300.0) feet West of the Northeast corner of said Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) and running thence South one hundred eighty five (185.0) feet, thence West one hundred eighty (180.0) feet, thence North one hundred eighty five (185.0) feet, thence East one hundred eighty (180.0) feet to the point of beginning

This deed is given in fulfillment of Real Estate Contract – Installments filed June 30, 2023 in Book 2023, Page 1493.

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.

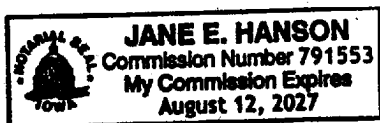
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: December 8, 2025.

James B. Harbach
James B. Harbach, Grantor
Jennifer Harbach
Jennifer Harbach, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 8, 2025 by James B. Harbach and Jennifer Harbach, husband and wife.



Jane E. Hanson
Signature of Notary Public