

Recorded: 1/20/2026 at 8:18:46.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$957.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 139

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Garrett J. Soppe and Shari L. Soppe, 18393 Grandview Lane, Manchester, IA 52057

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

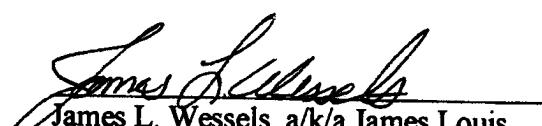
For the consideration of One Dollar(s) and other valuable consideration, James L. Wessels, a/k/a James Louis Wessels, a single person, does hereby Convey to Garrett J. Soppe and Shari L. Soppe, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

See attached Exhibit A.

The Grantor does hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated. 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, according to the context.

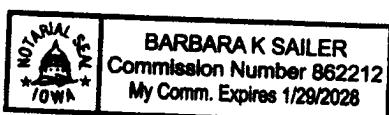
Dated: January 14, 2026

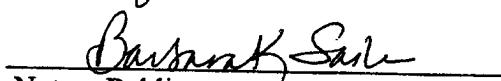


James L. Wessels, a/k/a James Louis
Wessels, Grantor

STATE OF IOWA, COUNTY OF Delaware

This instrument was acknowledged before me on January 14, 2026, by James L. Wessels, a/k/a James Louis Wessels, a single person.





Barbara K. Sailer
Notary Public

EXHIBIT A

Lot Three (3) of Blosch Subdivision of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4), part of the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4), part of the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4), and part of the Northwest Quarter of the Southeast Quarter (NW1/4-SE1/4) of Section 18, Township 89 North, Range 5 West of the Fifth Principle Meridian, Delaware County, Iowa, according to plat recorded in Book 2002, Page 2309, except Parcel 2025-41, Part of Lot 3 of Blosch Subdivision in the SW ¼ of the NE ¼ of Section 18, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, as described in Plat of Survey in Book 2025, Page 1273;

AND

Parcel 2025-42, Part of the NE ¼ of the NE ¼ and part of the SE ¼ of the NE ¼ of Section 18, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, as described in Plat of Survey in Book 2025, Page 1273.