



Book 2026 Page 151

Document 2026 151 Type 03 001 Pages 2

Date 1/21/2026 Time 2:23:26PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$7.20

**Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA**

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: 1 Kings 2:3, L.L.C., 920 E Main Street, Manchester, IA 52057

Return Document To: 1 Kings 2:3, L.L.C., 920 E Main Street, Manchester, IA 52057

Grantors: James A. Romagna and Jennifer E. Romagna

Grantees: 1 Kings 2:3, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Five Thousand Dollar(s) and other valuable consideration, James A. Romagna and Jennifer E. Romagna, husband and wife, do hereby Convey to 1 Kings 2:3, L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

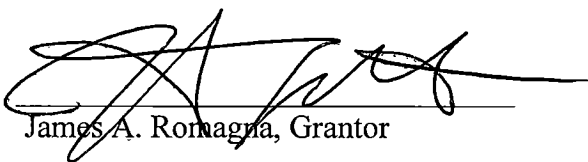
Parcel 2025-87 in Part of Lot 64, of Willie's Second Subdivision, in the NW¼ of the SW¼ and the SW¼ of the NW¼ of Section 14-T88N-R5W Delaware County, Iowa according to plat recorded in Book 2025, Page 3374.

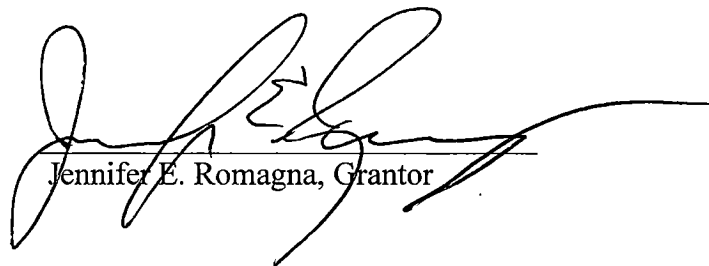
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

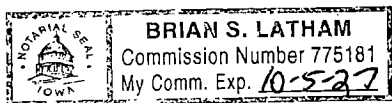
Dated: 1/16/26

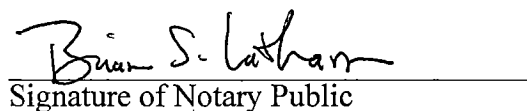

James A. Romagna, Grantor


Jennifer E. Romagna, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 16, 2026 by
James A. Romagna and Jennifer E. Romagna.




Signature of Notary Public