

Recorded: 1/23/2026 at 3:49:56.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,703.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 169

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Carl John Broghammer and Nicole Ellen Broghammer, 1704 Firefly Rd, Manchester, Iowa 52057

Return Document To: Carl John Broghammer and Nicole Ellen Broghammer, 1704 Firefly Rd, Manchester, Iowa 52057

Grantors: John C. Broghammer and Mary D. Broghammer

Grantees: Carl John Broghammer and Nicole Ellen Broghammer

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, John C. Broghammer and Mary D. Broghammer, husband and wife, do hereby Convey to Carl John Broghammer and Nicole Ellen Broghammer, 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:

The North one-half (N½) of the Northeast Quarter (NE¼) of Section Six (6), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M.

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.

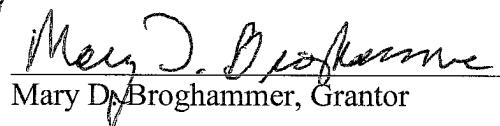
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: January 23, 2026.



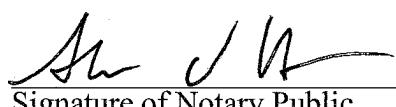
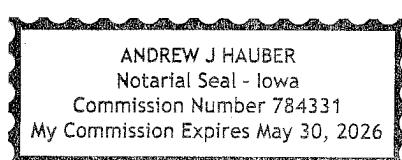
John C. Broghammer, Grantor



Mary D. Broghammer, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 23 2026 by
John C. Broghammer and Mary D. Broghammer, husband and wife.



Signature of Notary Public