

Recorded: 2/5/2026 at 11:45:04.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 290

**STATEMENT OF ESCROW AGENT  
Recorder's Cover Sheet**

**Preparer Information:**

Hillary J Friedmann  
318 South River Park Drive  
PO Box 609  
Guttenberg, IA 52052  
563-252-1733

**Taxpayer Information:**

LBC, LLC

**Return Document To:**

PO Box 196, Luxemburg, IA, 52056

**Grantors:**

Marilyn J. Vorwald

**Grantees:**

LBC, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** \_\_\_\_\_



## STATEMENT OF ESCROW AGENT

The undersigned states that there was deposited with the undersigned, as escrow agent, within the 180 days last past, an instrument of conveyance concerning real estate situated in Delaware County, Iowa described as:

Parcel 2025-60 in Part of the Southeast Quarter of the Southeast Quarter in Section 11, Township 90 North, Range 3 West of the 5<sup>th</sup> P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 2051; and

Parcel 2025-61 in Part of the Southwest Quarter of the Southwest Quarter, in Section 12, Township 90 North, Range 3 West of the 5<sup>th</sup> P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 2052

in which Marilyn J. Vorwald of 37443 Osterdock Rd, Colesburg, IA 52035 is grantor and LBC, LLC of PO Box 196, Luxemburg, IA 52056, is grantee.

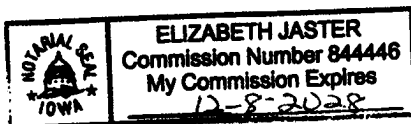
This statement is made and offered for recording in compliance with Section 558.44, Code of Iowa.


Dated on February 5, 2026.

  
Hillary J. Friedmann, Escrow Agent

## STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on February 5, 2026 by Hillary J. Friedmann.



  
Signature of Notary Public