

Recorded: 2/5/2026 at 12:15:20.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$160.80  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 291

**Return To & Taxpayer:** LBC, LLC, PO Box 196, Luxemburg, IA 52056  
**Preparer:** Hillary J Friedmann, 318 South River Park Dr, PO Box 609, Guttenberg, IA 52052



### SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Marilyn J. Vorwald, widowed and unmarried, does hereby Convey to LBC, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

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

This deed given in fulfillment of Contract Recorded at Book 2026 Pg 289

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: November 21, 2025.

Marilyn Vorwald  
Marilyn J. Vorwald, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on November 21, 2025 by Marilyn J. Vorwald.



Hillary Friedmann  
Signature of Notary Public