

Recorded: 2/17/2026 at 9:36:03.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$18.13
Combined Fee: \$30.13
Revenue Tax: \$799.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 365

Prepared by Jacob K. Vetter, Simmons Perrine PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: Timothy D. Gudenkauf, 2046 310th St, Hopkinton, IA 52237

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **DANIEL R. GUDENKAUF AND SARAH J. GUDENKAUF**, a married couple, do hereby convey to **TIMOTHY D. GUDENKAUF**, the following described real estate in Delaware County, Iowa:

The North one-half (N½) of the Northwest Quarter (NW¼) of Section Thirty Two (32), Township Eighty-seven (87) North, Range Five (5) West of the 5th P.M., Delaware County, Iowa; except the North 300 ft of the West 500 feet of the East 774 ft in the NE ¼ of the NW ¼ of said Section Thirty Two (32),

subject to easements, covenants, conditions and restrictions of record.

This deed is given and accepted in full satisfaction of a real estate contract dated December 29, 2025, and filed for record on December 29, 2025, in Book 2025 at Page 3573 of the records of the Delaware County, Iowa Recorder, and is therefore exempt from the requirements of a declaration of value and a groundwater hazard statement

Notwithstanding any express or implied warranties contained herein, grantor herein makes no express or implied warranties as to the title subsequent to the date of the above contract except that it does hereby covenant with the said grantee to warrant and defend the said premises against the lawful claims of all persons claiming by, through or under it.

Grantors do hereby covenant with grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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: Feb 6, 2026

SARAH J. GUDENKAUF

DANIEL R. GUDENKAUF

STATE OF IOWA, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on the 16 day of February, 2026, by **DANIEL R. GUDENKAUF** and by **SARAH J. GUDENKAUF**.



KELLIE M MCMURRIN
Commission No. 864823
My Commission Expires
5/19/28

Kellie McMurrin
Notary Public in and for said State
My Commission Expires: 5/19/28