

Recorded: 2/18/2026 at 9:30:14.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$127.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 376

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Richard J. Brunsmann, 900 E Main Street, Manchester, Iowa 52057

Return Document To: Jane E. Hanson, 401 E Main St, Manchester, IA 52057

Grantors: Roger L. McDowell and Frieda J. McDowell

Grantees: Richard J. Brunsmann

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, Roger L. McDowell and Frieda J. McDowell, a married couple, does hereby Convey to Richard J. Brunsmann the following described real estate in Delaware County, Iowa:

The West one hundred sixteen and one-half (116½) feet of Lot Four (4) of the Subdivision of the Southwest Quarter (SW¼) and the South one-half (S½) of the Northwest Quarter (NW¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. according to plat recorded in Book A Plats, Page 4, except the North one hundred forty (140) feet thereof, except that part deeded to the City of Manchester, Iowa, by Warranty Deed recorded in Book 82, L.D., Page 609.

This deed is given in fulfillment of Real Estate Contract – Installments filed October 23, 2014 in Book 2014, Page 2679

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.

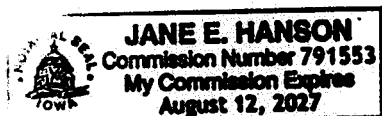
Dated: January 26, 2026.

Roger L. McDowell
Roger L. McDowell, Grantor

Frieda J. McDowell
Frieda J. McDowell, Grantor

STATE OF IOWA, COUNTY OF IOWA

This record was acknowledged before me on January 26, 2026 by
Roger L. McDowell and Frieda J. McDowell, a married couple.



Janell Brunsmann
Signature of Notary Public