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Date 2/26/2026 Time 9:43:34AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$192.80

**Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA**

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Daniel L Seufferlein, 600 Boyson Rd NE, Suite 200, Cedar Rapids, IA 52402, Tel: 319-393-9090

Taxpayer Information: Big Drive Golf LLC, 38948 Hwy 410, Strawberry Point, IA 52076

Return Document To: Big Drive Golf LLC, 38948 Hwy 410, Strawberry Point, IA 52076

Grantors: Steven J. Gulick, as Trustee of the Steven J. Gulick Trust dated March 28, 2017 and Justine M. Gulick, as Trustee of the Justine M. Gulick Trust dated March 28, 2017

Grantees: Big Drive Golf LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Steven J. Gulick, as Trustee of the Steven J. Gulick Trust dated March 28, 2017 and Justine M. Gulick, as Trustee of the Justine M. Gulick Trust dated March 28, 2017, does hereby Convey to Big Drive Golf LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The East one-third (E 1/3) of Lot One Hundred Thirty Eight (138), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284.

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

Mark the appropriate statement with an "X":

X There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the subject property as described in Iowa Code Sec. 558.69, and therefore the transaction is exempt from the requirement to submit a Groundwater Hazard Statement.

 This transaction is not exempt from the requirement to submit a Groundwater Hazard Statement.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 2/19/2026.

The Steven J. Gulick Trust dated March 28, 2017

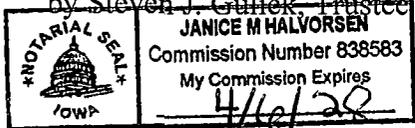
By Steven J. Gulick
Steven J. Gulick, as Trustee

The Justine M. Gulick Trust dated March 28, 2017

By Justine M. Gulick
Justine M. Gulick, as Trustee

STATE OF IOWA, COUNTY OF Linn

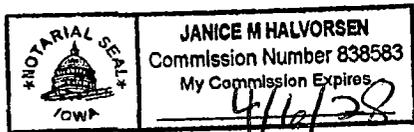
This record was acknowledged before me on 2/19/26,
by Steven J. Gulick, Trustee of the Steven J. Gulick Trust dated March 28, 2017.



Janice M Halvorsen
Signature of Notary Public

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on 2/19/26,
by Justine M. Gulick, Trustee of the Justine M. Gulick Trust dated March 28, 2017.



Janice M Halvorsen
Signature of Notary Public