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Date 2/27/2026 Time 2:41:24PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$79.20

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

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Jeffrey R. Carroll, 212 Howard Street, Ryan, IA 52330

Return Document To: Jeffrey R. Carroll, 212 Howard Street, Ryan, IA 52330
P.O. Box 163

Grantors: Wade D. Feldmann and Elizabeth Feldmann

Grantees: Jeffrey R. Carroll

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Fifty Thousand Dollar(s) and other valuable consideration, Wade D. Feldmann and Elizabeth Feldmann, husband and wife, do hereby Convey to Jeffrey R. Carroll, the following described real estate in Delaware County, Iowa:

That part of Block Four (4), Ryan, Iowa, according to plat recorded in Book 1 Plats, Page 42, described as commencing at a point on the East line of said Block Four (4) that is three hundred twenty nine (329) feet South of the Northeast corner of said Block Four (4), running thence West one hundred sixty five (165) feet, thence South two hundred (200) feet, thence East one hundred sixty five (165) feet to the East line of said Block Four (4), thence North along said East line two hundred (200) feet to the point of beginning

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

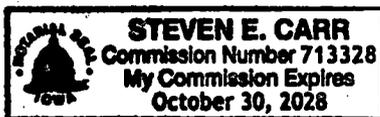
Dated: February 27, 2026.

Wade D. Feldmann, Grantor

Elizabeth Feldmann, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 27, 2026 by Wade D. Feldmann and Elizabeth Feldmann.



Signature of Notary Public