



**Book 2026 Page 501**  
**Document 2026 501 Type 06 005 Pages 4**  
**Date 3/02/2026 Time 3:57:14PM**  
**Rec Amt \$22.00**

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

**ESCROW FOR DEED**  
**Recorder's Cover Sheet**

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

**Taxpayer Information:** Garrett Mattice, 2268 150th Ave, Manchester, IA 52057

**Return Document To:** Garrett Mattice, 2268 150th Ave, Manchester, IA 52057

**Grantors:** Marlin J. Mattice

**Grantees:** Garrett Mattice

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## ESCROW FOR DEED

TO: JANE E. HANSON, ESCROW AGENT:

We/I hereby deliver to you in escrow the following legal documents and papers:

Warranty Deed dated on March 2, 2026

with said deed approved as to form by the Buyers, for the following described real property, to-wit:

The South one-half (S1/2) of the Southwest Quarter (SW1/4) of Section 24, Township 90 North, Range 6 West of the 5th P.M.

from the undersigned Seller(s) to the undersigned Buyer(s).

All, except the real estate contract is for delivery to said grantees **when and only when** said contract between said Sellers and Buyers is fully performed.

The delivery of this deed and abstract is a completed delivery and unconditional, absolute and irrevocable except under the conditions following:

- a) Forfeiture or foreclosure of the contract as provided by law.
- b) Other devolution of the title or interest in said property, or change in the legal status of some of the parties which makes the escrowed deed useless.
- c) All parties **or successors in interest** give the escrow agent specific directions in writing canceling this escrow agreement or modifying its terms.
- d) An adjudication by any court of competent jurisdiction ordering a variance in the original terms of the escrow agreement or ordering its cancellation.

In the event of (a) (b) (c) or (d) above, the escrow shall be considered terminated and, unless otherwise ordered by the court as in (d) above or directed by the agreement of the parties as in (c) above, the escrowed papers and documents shall be returned to the Sellers, or their successors in interest, whereupon the duties of the Escrow Agent are terminated.

If the Buyers fully perform and are, at the time of such performance, entitled to the documents as a part of their chain of title, the Escrow Agent shall deliver same to Buyers. This authority shall include a delivery of said papers to a transferee authorized in writing by the Buyers.

Information in writing to Escrow Agent by either the Sellers or their representative that the Real Estate Contract is paid in full shall be complete and sufficient authority to deliver said documents to the Buyers.

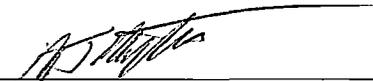
The Escrow Agent shall have no responsibility whatever to see that Buyers and Sellers perform any of the terms of said contract between them, nor keep in force any insurance. Responsibility is limited to effecting the transfer of said papers and documents as herein expressly directed and agreed.

All parties shall share any reasonable expense of the Escrow Agent for services, legal or otherwise, necessarily incurred in carrying out his duties as such.

This escrow, power, authority, and direction may similarly be used by any and all members of your firm or successors thereof. You may at any time discharge your responsibility to the sellers and buyers or their respective successors in interest, by thirty (30) days actual notice to them, or

written notice addressed to their last known address, of your election to do so. Your responsibility will terminate upon delivery of the papers to any successor escrow agent then designated by the parties or, in default of such designation, by return of the papers to the party depositing them.

Dated at 401 E Main St, Manchester, Iowa, on March 2, 2026

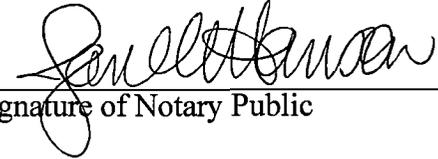
  
\_\_\_\_\_  
Marlin J. Mattice, Seller

  
\_\_\_\_\_  
Garrett Mattice, Buyer

STATE OF IOWA, COUNTY OF DELAWARE

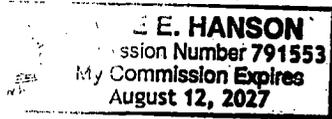
This record was acknowledged before me on March 2, 2026 by Marlin J. Mattice.

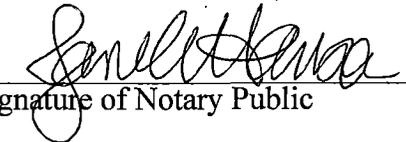


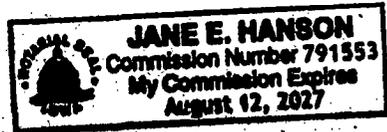
  
\_\_\_\_\_  
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 2, 2026 by Garrett Mattice.



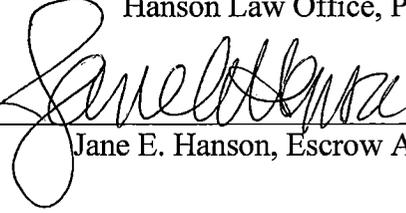
  
\_\_\_\_\_  
Signature of Notary Public



**RECEIPT**

The undersigned hereby acknowledge(s) receipt of the above-described legal documents as above designated, agree(s) to act as Escrow Agent for said transaction and to perform pursuant to instruction as above directed.

Dated at 401 E Main St, Manchester, Iowa, on March 2, 2026

Hanson Law Office, PLLC  
By:  \_\_\_\_\_  
Jane E. Hanson, Escrow Agent