



**Book 2026 Page 542**  
**Document 2026 542 Type 03 001 Pages 1**  
**Date 3/06/2026 Time 9:53:39AM**  
**Rec Amt \$7.00 Aud Amt \$5.00**

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

**Prepared By and Return to: SAMUEL M. DEGREE, 300 MAIN STREET, SUITE 323, DUBUQUE, IA 52001; 563-582-2000**

**Address Tax Statement: James Willey and Becky Willey, 2332 Jefferson Road, Manchester, IA 52057**

**WARRANTY DEED**

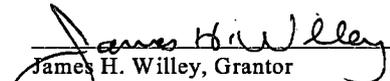
For the consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JAMES H. WILLEY and BECKY A. WILLEY**, husband and wife, do hereby Convey to **JAMES HENRY WILLEY and BECKY ANN MASTERS WILLEY, TRUSTEES OF THE JAMES HENRY WILLEY AND BECKY ANN MASTERS WILLEY DECLARATION OF TRUST DATED MARCH 3, 2026**, the following described real estate in Delaware County, Iowa:

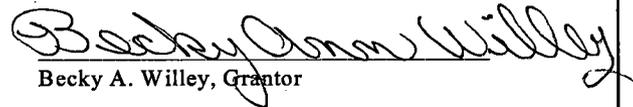
That part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at the intersection of the centerline of Jefferson Road and the North line of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), and running thence East along said North line five hundred ninety five (595.0) feet, thence Southerly to intersect the centerline of Jefferson Road, thence Northwesterly along the centerline of said Jefferson Road to the point of beginning

**This deed is exempt according to Iowa Code 428A.2(21).**

Grantors hereby covenant with Grantee and her 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; and that the real estate is free and clear of all liens and encumbrances, except as may be above stated. 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, according to the context.

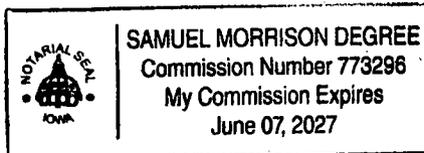
Dated: March 3, 2026.

  
 James H. Willey, Grantor

  
 Becky A. Willey, Grantor

STATE OF IOWA,   Dwain   COUNTY, ss:

On this 3rd day of March, 2026, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared James H. Willey and Becky A. Willey, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



  
 Notary Public