

Recorded: 3/10/2026 at 8:02:58.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 572

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**Preparer Information:** Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644,  
Phone: (319) 334-3704  
**Taxpayer Information:** Allan Heim and Chelsey Heim, 1534 180<sup>th</sup> Ave., Manchester, IA 52057  
**Return Document To:** Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

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**WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, Harold M. Heim and Sherri A. Heim, husband and wife, do hereby Convey to Allan Heim and Chelsey Heim, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

**\* See Exhibit "A"**

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

The Grantor does hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated. 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.

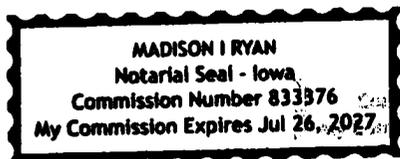
Dated: February 20, 2026.

Harold M. Heim  
Harold M. Heim, Grantor

Sherri A. Heim  
Sherri A. Heim, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This instrument was acknowledged before me on February 20, 2026, by Harold M. Heim and Sherri A. Heim, husband and wife.



Madison I RYAN  
Notary Public

**Exhibit "A"**

**Commencing at the point of intersection of the North line of Third Street with the West line of East Street in Thorpe, Iowa, and running thence North fourteen (14) rods, thence West twelve (12) rods, thence South fourteen (14) rods to the North line of Third Street, thence East along the North line of Third Street twelve (12) rods to place of beginning. Also a piece of land described as follows: Commencing eight (8) rods East of point of intersection of Lindsay Creek Road with Third Street in Village of Thorpe, Iowa, on the North side of said Third Street and running thence North six (6) rods, thence East fourteen (14) rods, thence South six (6) rods, thence West fourteen (14) rods to place of beginning. Also a piece of land described as follows: Commencing at a point eight (8) rods North of North line of Third Street of Town of Thorpe, Iowa, upon West line of Section Thirty Three (33), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., running thence East twenty two (22) rods, thence North eight (8) rods, thence West twenty two (22) rods, thence South along said Section line eight (8) rods to place of beginning, all said above described land being in the Southwest Quarter (SW 1/4) of Northwest Quarter (NW 1/4) of Section Thirty Three (33), Township Ninety (90) North, Range Five (5), West of the 5th P.M., AND**

**A portion of the North half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty Three (33), Township Ninety (90) North, Range Five (5), West of the 5th P.M., Delaware County, Iowa, legally described as follows: Commencing at a point of intersection of the North line of Third Street with West line of East Street, Thorpe, Iowa, and running then North fourteen (14) rods, then NWly to a point on the West line of Section Thirty Three (33) which is also the centerline of Lindsay Creek Road sixteen (16) rods North of the intersection of said West line with the North line of Third Street then South Sixteen (16) rods along said West line to the point of intersection with the North line of Third Street and then East along said North line of Third Street thirty eight (38) rods to the place of beginning.**