

Recorded: 3/12/2026 at 11:29:49.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$2,488.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 601

Return Document To: Marty A. Pottebaum & Shawna M. Pottebaum, 2725 175th St., Earlville, IA 52041
Preparer Information: SAMUEL M. DEGREE, 300 Main Street, Suite 323, Dubuque, IA 52001, (563) 582-2000
Address Tax Statement: Marty A. Pottebaum & Shawna M. Pottebaum, 2725 175th St., Earlville, IA 52041

WARRANTY DEED

For the consideration of TEN AND NO/100 (\$10.00) Dollar(s) and other valuable consideration, RICK J. MORMANN a/k/a RICK MORMANN a/k/a RICKEY J. MORMANN, a single person, does hereby Convey to MARTY A. POTTEBAUM and SHAWNA M. POTTEBAUM, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The West one-half (W1/2) of the Northwest Quarter (NW1/4), and all that part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) lying North of the Railroad right-of-way, all in Section Thirty Four (34), Township Eighty Nine (89) North, Range Four (4), West of the 5th P.M.

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: 2-12-2026


Rick J. Mormann a/k/a Rick Mormann
a/k/a Rickey J. Mormann (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This instrument was acknowledged before me on 2-12-2026, by Rick J. Mormann a/k/a Rick Mormann a/k/a Rickey J. Mormann.


_____, Notary Public

