

Recorded: 3/23/2026 at 8:01:48.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$388.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 666

Preparer Information: Nick A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Illiana Rohlf, 1042 Sherman Ave., Manchester, IA 52057

Return Document To: Nick A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Mark T. Gelwicks and Kara M. Gelwicks, husband and wife, do hereby Convey to Illiana Rohlf, a single person, the following described real estate in Delaware County, Iowa:

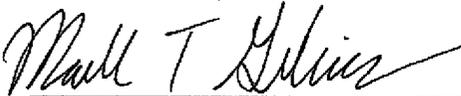
Lots One (1) and Two (2) and the North one half (N ½) of Lot Three (3), Block Three (3), Sunnyside Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 141.

***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.**

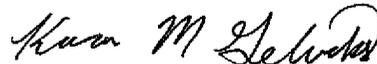
The Grantors do hereby covenant with grantees, and successors in interest, that they hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantors covenant to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: March 20, 2026.



Mark T. Gelwicks, Grantor



Kara M. Gelwicks, Grantor

STATE OF IOWA, COUNTY OF DELAWARE:

This instrument was acknowledged before me on 3.19.2026, 2026, by Mark T. Gelwicks and Kara M. Gelwicks, husband and wife.


Notary Public