

Recorded: 3/24/2026 at 2:47:10.0 PM  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 692

---

**Preparer Information:** Jeremy B. Hahn of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704  
**Taxpayer Information:** Brice A. Lubben and Nancy J. Lubben, 2669 220<sup>th</sup> Avenue, Delhi, IA 52223  
**Return Document To:** Jeremy B, Hahn 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, Brice A. Lubben a/k/a Brice Lubben and Nancy J. Lubben a/k/a Nancy Lubben, husband and wife, do hereby Convey an undivided one-half interest to the Brice Lubben Revocable Trust U/A dated March 24, 2026 and an undivided one-half interest to the Nancy Lubben Revocable Trust U/A dated March 24, 2026, the following described real estate in Delaware County, Iowa:

**The Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), and the West one-half (W1/2) of the Southeast Quarter (SE1/4), and the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), except seven (7) acres off the West side thereof, and also except that parcel described as commencing sixty six (66) rods West of the center of Section Thirty Six (36), thence running North thirteen (13) rods, thence East twelve (12) rods, thence South thirteen (13) rods, thence West twelve (12) rods to the point of beginning; and the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) except commencing forty (40) rods North of the Southwest corner of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and running thence North forty (40) rods to the Northwest corner of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), thence East fourteen (14) rods, thence in a Southwesterly direction to the point of beginning, all in Section Thirty Six (36), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M., except Parcel C, Part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 36, Township Eighty-eight North (T88N), Range Five West (R5W) of the Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 3482 containing a total of 5.53 acres, including 0.63 acres of public road right of way, subject to easements of record.**

**AND**

**Lot Five (5) of Keith's Hartwick Hill Estates, a subdivision of part of the Southwest Quarter of the Northwest Quarter, and part of the Northwest Quarter of the Southwest Quarter of Section 30, Township 88 North, Range 4 West of the 5<sup>th</sup> P.M., Delaware County, Iowa, subject to all easements of record and subject to the Restrictions and Covenants for Keith's Hartwick Hill Estates, which are filed for record in Book 2006, Page 2959 in the Office of the Delaware County Recorder.**

AND

**Parcel A, Part Of The NE1/4 – SW fr. ¼ Sec. 31, T88N, R4 Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2005, Page 4040, subject to easements of record.**

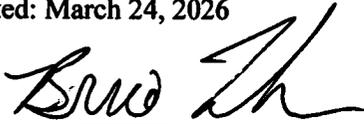
**\*This deed is exempt according to Iowa Code 428A.2(21).**

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.

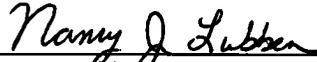
The undersigned, Grantor(s) of the revocable trust(s) named above, hereby confirm(s) that the undersigned constitutes the sole lifetime beneficiary(ies) of said trust(s) and that he/she/they retain(s) the full control and possession of the real property described herein. Said property includes or is the personal residence of the undersigned prior to and after it was conveyed to said trust(s).

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

Dated: March 24, 2026



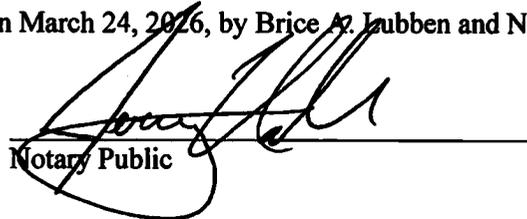
Brice A. Lubben, Grantor



Nancy J. Lubben, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This instrument was acknowledged before me on March 24, 2026, by Brice A. Lubben and Nancy J. Lubben, husband and wife.



Notary Public

