

Recorded: 3/25/2026 at 9:20:06.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 696

**Prepared By/Return To: Matt McQuillen, 503 W. Main St, Anamosa, IA 52205, 319-462-3577**  
**Taxpayer: Douglas A. Peyton and Ann M. Peyton, 1389 Linn Delaware Rd., Coggon, IA 52218**



## **WARRANTY DEED**

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

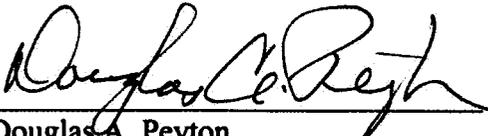
**Exhibit A attached.**

**(This Deed is exempt from transfer tax, Declaration of Value reporting and Groundwater Hazard Statement filing as a deed between husband and wife pursuant to Iowa Code §428A.2(11).**

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.

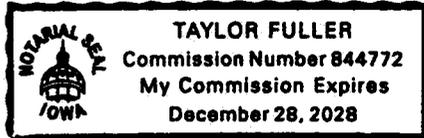
Dated: March 18, 2026.

  
\_\_\_\_\_  
Douglas A. Peyton

  
\_\_\_\_\_  
Ann M. Peyton

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on March 18, 2026 by Douglas A. Peyton and Ann M. Peyton, wife and husband.



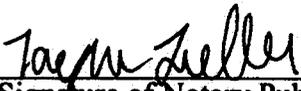
  
\_\_\_\_\_  
Signature of Notary Public

EXHIBIT A

That part of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Thirty Four (34), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian described as commencing at a point on the South line of said Section Thirty Four (34), which point is five hundred forty seven and seventy eight one-hundredths (547.78) feet West of the Southeast corner thereof, thence North  $0^{\circ} 45' 00''$  East two hundred fifty one and fifty four one hundredths (251.54) feet, thence North  $89^{\circ} 45' 20''$  West two hundred seventy one and thirty three one-hundredths (271.33) feet along an existing fence line, thence South  $0^{\circ} 02' 30''$  West two hundred fifty two and sixty seven one-hundredths (252.67) feet along an existing fence line, thence East two hundred sixty eight and twenty two one-hundredths (268.22) feet along the South line of said Southeast Quarter (SE  $\frac{1}{4}$ ) to the point of beginning.