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Book 2026 Page 829
Document 2026 829 Type 03 001 Pages 2
Date 4/08/2026 Time 3:46:00PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$823.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Zachary A. Muller and Breanna L. Recker, 16203 188th Street, Manchester, IA 52057

Return Document To: Zachary A. Muller and Breanna L. Recker, 16203 188th Street, Manchester, IA 52057

Grantors: Glen A. Rickey and Kristen M. Rickey

Grantees: Zachary A. Muller and Breanna L. Recker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Five Hundred Fifteen Thousand Dollar(s) and other valuable consideration, Glen A. Rickey and Kristen M. Rickey, husband and wife, do hereby Convey to Zachary A. Muller and Breanna L. Recker, 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:

Lot Seven (7) of Prairie Hill Estates, a Subdivision of Parcel C and E in the Southwest Quarter of Section 18, and Parcel C in the Northwest Quarter of Section 19, Township 89 North, Range 5, West of the 5th P.M., according to plat recorded in Book 1999, Page 1731

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.

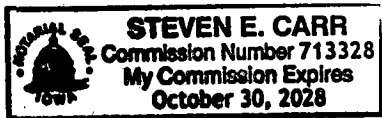
Dated: 4/7/2026

Glen A. Rickey, Grantor

Kristen M. Rickey, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 7, 2026 by Glen A. Rickey and Kristen M. Rickey.



Signature of Notary Public