

Recorded: 4/20/2026 at 3:38:02.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$271.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 946

Return To & Taxpayer: Carter J. Welter, 802 Lexington Street, Delhi, IA 52223  
Preparer: Jeffrey E. Hiatt, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926



### WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Eugene A. Welter, a single person, does hereby Convey to Carter J. Welter, the following described real estate in Delaware County, Iowa:

Lot Ten (10) and the West one-half (W1/2) of Lot Eleven (11), Block Ten (10), Hobbs Addition to Delhi, Iowa, according to plat recorded in Book D L.D., Pages 516-517

*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: Apr 17 "26" Eugene A Welter  
Eugene A. Welter, Grantor

STATE OF Iowa, COUNTY OF Dubuque

This record was acknowledged before me on 4-17-26  
by Eugene A. Welter, a single person.



Kristie Heims  
Signature of Notary Public