



**Book 2026 Page 1075**

**Document 2026 1075 Type 03 001 Pages 2**

**Date 5/01/2026 Time 3:28:31PM**

**Rec Amt \$12.00 Aud Amt \$5.00**

**Rev Transfer Tax \$335.20**

**Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA**

**TRUSTEE WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

**Taxpayer Information:** David A. Broghammer, 1770 Firefly Rd, Manchester, Iowa 52057

**Return Document To:** David A. Broghammer, 1770 Firefly Rd, Manchester, Iowa 52057

**Grantors:** Ellen L. Broesder and Susan K. Broghammer as co-trustees of Trust Agreement of Anthony C. Broghammer dated January 6, 2012

**Grantees:** David A. Broghammer

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Ellen L. Broesder and Susan K. Broghammer, Co-Trustees of Trust Agreement of Anthony C. Broghammer dated January 6, 2012, does hereby Convey to David A. Broghammer, a single person, the following described real estate in Delaware County, Iowa:

Parcel 2024-98, Part of Parcel F In The NW1/4-SE1/4; In Section 7, T89N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 2905

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 grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: May 1, 2026

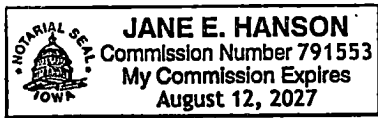
Trust Agreement of Anthony C. Broghammer dated January 6, 2012

By Ellen L. Broesder, Trustee Ellen L. Broesder, as Co-Trustee

By Susan K. Broghammer, Trustee Susan K. Broghammer, as Co-Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 1, 2026, 2026, by Ellen L. Broesder Susan K. Broghammer, as Co-Trustees of the above-entitled trust.



Jane E. Hanson Signature of Notary Public