

Recorded: 5/8/2026 at 12:25:36.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$791.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1168

Prepared by: Nicolas AbouAssaly, Simmons Perrine PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

Nicolas AbouAssaly ISBA No. LI0014597

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: Ronald J. Wulfekuhle and Arlene D. Wulfekuhle, 3335 150th Ave, Ryan, IA 52330

TRUSTEE WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **WILLIAM WENDELL HAEUSSLER, AS TRUSTEE OF THE WILLIAM HAEUSSLER AND DORIS HAEUSSLER JOINT REVOCABLE TRUST DATED SEPTEMBER 23, 2014**, as it may be amended from time to time, does hereby convey to **RONALD J. WULFEKUHLE AND ARLENE D. WULFEKUHLE**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, all of Grantor's right, title and interest in and to the following described real estate in Delaware County, Iowa:

The Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼), all in Section 25-87-6, Delaware County, Iowa,

subject to easements, covenants, conditions and restrictions of record.

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.

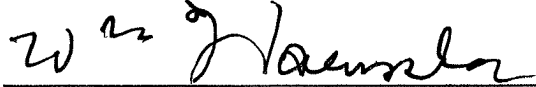
The Grantor further warrants to the Grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the Grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the 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.

This deed is given and accepted in full and complete satisfaction of the real estate installment contract dated October 31, 2024, and filed for record November 4, 2024, in Book 2024 at Page 2773 in the records of the Delaware County, Iowa Recorder, and is exempt from the requirements of a declaration of value and a groundwater hazard statement pursuant to Iowa Code Section 428A.4.

Notwithstanding any express or implied warranties contained herein, grantors herein make no express or implied warranties as to the title subsequent to the date of the above contract except that grantors do hereby covenant with the said grantee to warrant and defend the said premises against the lawful claims of all persons claiming by, through or under grantors.

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.

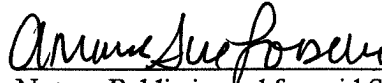
Dated: April 7, 2026



William Wendell Haeussler, Trustee of the
William Haeussler and Doris Haeussler
Joint Revocable Trust Dated September 23, 2014

STATE OF IOWA, COUNTY OF Linn ss:

Singed and sworn to (or affirmed) before me on the 7 day of April, 2026, by William Wendell Haeussler, as Trustee of the William Haeussler and Doris Haeussler Joint Revocable Trust Dated September 23, 2014.



Notary Public in and for said State
My Commission Expires: November 9, 2028

