

Recorded: 5/19/2026 at 2:28:01.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1301

Return To/Taxpayer: GBBoge, LLC, 26187 208th Avenue, Delhi, IA 52223
Preparer: Chad W Newhouse, 6821 Cottage Ridge Ct NE, Cedar Rapids, IA 52411, Tel:
319-350-5165



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Gary L. Boge, Trustee of The Gary L. Boge Revocable Trust dated July 27, 2012, does hereby Convey to GBBoge, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot One Hundred Sixteen (116) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats; Page 200, and all that land lying Northwesterly of said Lot One Hundred Sixteen (116) within the extensions of the Northeasterly and Southwesterly lines of said Lot One Hundred Sixteen (116) and extending to the center of the Maquoketa River; same being a part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty Six (26), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian; also Parcel LL Part Of Lot 115 Of Clair-View Acres At Delhi, Iowa, Section Twenty-Six (26), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2004, Page 1661; also Parcel 00 Part Of Lot 29 Of Clair-View Acres At Delhi, Iowa, And Part Of Lake Avenue Of ClairView Acres At Delhi, Iowa, All In Section Twenty-Six (26), Township Eighty Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2006, Page 1700.

This deed is exempt according to Iowa Code 428A.2(22).

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.

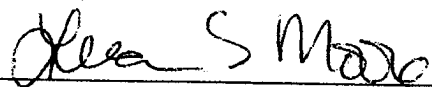
Dated: 5/11/26

The Gary L. Boge Revocable Trust dated July 27, 2012

By 
Gary L. Boge, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Gary Boge on 5/11/26,
by Gary L. Boge, Trustee of the above-entitled trust.


Signature of Notary Public

