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

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Derek A. Krogmann, 1016 Rosewood Dr, Manchester, Iowa 52057

Return Document To: Derek A. Krogmann, 1016 Rosewood Dr, Manchester, Iowa 52057

Grantors: Alan J. Krogmann and Ellen M. Krogmann

Grantees: Derek A. Krogmann

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Alan J. Krogmann and Ellen M. Krogmann, husband and wife, do hereby Convey to Derek A. Krogmann, a single person, the following described real estate in Delaware County, Iowa:

Lot One (1) of Spring Branch Creek Subdivision A Subdivision of Part of the NE 1/4 - SW 1/4 Section 35, T89N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2016, 2966.

This deed is exempt according to Iowa Code 428A.2(21).

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: May 22, 2026

Alan J. Krogmann, Grantor

Ellen M. Krogmann, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 22, 2026 by Alan J. Krogmann and Ellen M. Krogmann, husband and wife.

Jane E. Hanson, Signature of Notary Public

