

Recorded: 6/1/2026 at 9:31:16.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$275.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1445

Return To: Ethan Moser, 416 1st Street, Colesburg, Iowa 52035

Taxpayer: Ethan Moser, 416 1st Street, Colesburg, Iowa 52035

Preparer: Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Daniel Alan Thein and Sydney Thein, a married couple, do hereby convey to Ethan Moser the following described real estate in Delaware County, Iowa:

The West sixty (60) feet of Lots Seven (7) and Eight (8), Block Three (3), Colesburg, Iowa, according to the Corrected and Amended Plat of the Incorporated Town of Colesburg recorded in Book 1 Plats, Pages 73 to 86.

Subject to restrictions, covenants, easements, ordinances and limited access provisions of record.

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.

Grantor(s) do(es) Hereby Covenant with grantees, and successors in interest, that grantor(s) hold(s) 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 grantor(s) 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.

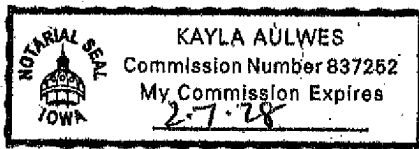
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 28th May 2026.

Daniel Alan Thein Sydney Thein
Daniel Alan Thein Sydney Thein

STATE OF IA, COUNTY OF clayton

This record was acknowledged before me on 28th May, 2026, by Daniel Alan Thein and Sydney Thein, a married couple.



Kay Aulwes
Signature of Notary Public