

Recorded: 6/8/2026 at 10:17:46.0 AM
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: 1530

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Richard J. Recker Revocable Trust Dated December 2, 2020 and Mary Ann Recker Revocable Trust Dated December 2, 2020, 502 6th Avenue SW, Dyersville, IA 52040

Return Document To: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040

Grantors: Joe H. Breitbach and Julie A. Breitbach

Grantees: Richard J. Recker and Mary Ann Recker as co-trustees of Richard J. Recker Revocable Trust Dated December 2, 2020 and Richard J. Recker and Mary Ann Recker as co-trustees of Mary Ann Recker Revocable Trust Dated December 2, 2020

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, Joe H. Breitbach and Julie A. Breitbach, husband and wife, do hereby Convey an undivided one-half (1/2) interest to Richard J. Recker and Mary Ann Recker, Co-Trustees of Richard J. Recker Revocable Trust Dated December 2, 2020 and an undivided one-half (1/2) interest to Richard J. Recker and Mary Ann Recker, Co-Trustees of Mary Ann Recker Revocable Trust Dated December 2, 2020, the following described real estate in Delaware County, Iowa:

Parcel 2026-54 part of Lot 26 of Schmidt's Farm & Lake Subdivision in Delaware County, Iowa according to the recorded plat in Book 2026 Page 1454

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.

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: June 2, 2026.

Joe H. Breitbach, Grantor

Julie A. Breitbach, Grantor

STATE OF IOWA, COUNTY OF Bromer

This record was acknowledged before me on June 4th 2026 by Joe H. Breitbach and Julie A. Breitbach.

Signature of Notary Public

