

Recorded: 6/30/2026 at 2:44:04.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1786

Prepared by/Return to: Jessica A. Doro P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Address tax statement: Paul J. Bachman, 1923 State Hwy 13, Manchester, IA 52057

WARRANTY DEED

In consideration of Ten Dollars and other valuable consideration, PAUL & LEON, LLC, an Iowa limited liability company, does hereby convey to LEON F. BACHMAN and PAUL J. BACHMAN, as tenants in common, the following described real estate located in Delaware County, Iowa:

PARCEL TWO (2) OF HAYES SUBDIVISION OF PARTS OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17) AND PARTS OF THE NORTHWEST QUARTER (NW1/4), THE NORTH ONE-HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) AND THE WEST ONE-HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY (20), ALL IN TOWNSHIP EIGHTY NINE (89) NORTH, RANGE FIVE (5), WEST OF THE FIFTH P.M., ACCORDING TO PLAT RECORDED IN BOOK 6 PLATS, PAGE 20, AS AMENDED BY AFFIDAVIT RECORDED IN BOOK 16 AFF., PAGE 357.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

This Deed is exempt from Transfer Tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

The Grantor hereby covenants with Grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

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

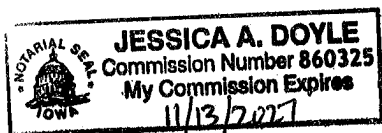
Dated: June 16, 2026

PAUL & LEON, LLC

By: Leon Bachman Manager

STATE OF Iowa, COUNTY OF Buchanan) ss:

This instrument was acknowledged before me on this 16 day of June, 2026 by Leon Bachman as Authorized Signatory and Manager of PAUL & LEON, LLC.



Jessica A. Doyle
Notary Public in and for said State
(print name) Jessica A. Doyle