

Recorded: 6/30/2026 at 2:44:41.0 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: 1788

Prepared by/return to: Jessica A. Doro
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804

(319) 363-0101
FAX(319) 363-9824

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

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, LEON F. BACHMAN, a married person, does hereby convey to PAUL J. BACHMAN and KEELEY M. BACHMAN, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, his undivided interest in the following described real estate 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.

Exempt from Transfer Tax and from filing Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

JEANNE K. BACHMAN, spouse of LEON F. BACHMAN, joins in this Deed for the sole purpose of relinquishing all rights of downer, homestead and distributive share in and to this real estate.

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 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.

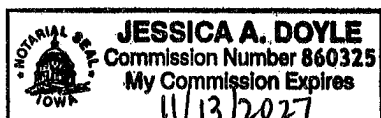
Dated: 6/16, 2026

Leon Bachman
LEON F. BACHMAN

Jeanne K. Bachman
JEANNE K. BACHMAN

STATE OF IOWA)
COUNTY OF Buchanan) ss.
)

This instrument was acknowledged before me on June 16, 2026, by LEON F. BACHMAN and JEANNE K. BACHMAN, a married couple.



Jessica A. Doyle
Notary Public in and for said State