

Recorded: 7/1/2026 at 9:58:38.0 AM
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: 1795

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Tel: 319-334-3704

Taxpayer: Ladd E. Wessels and Mary Lee Wessels, 1153 120th Street, Dundee, IA 52038

Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Ladd E. Wessels and Mary Lee Wessels a/k/a Mary L. Wessels, husband and wife, do hereby Convey to Ladd E. Wessels and Mary Lee Wessels, husband and wife, life use, with remainder interest to Ann Wessels, Lori Correll, Bruce Wessels, Steven Wessels and Charles Wessels, as tenants in common, the following described real estate in Delaware County, Iowa:

See Exhibit A

***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 25, 2026.

Ladd E. Wessels

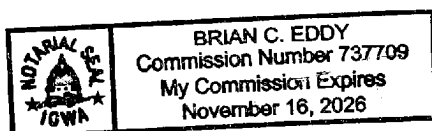
Ladd E. Wessels, Grantor

Mary Lee Wessels

Mary Lee Wessels a/k/a Mary L. Wessels, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN:

This record was acknowledged before me on June 26, 2026, by Ladd E. Wessels and Mary Lee Wessels a/k/a Mary L. Wessels, husband and wife.



B. C. Eddy
Signature of Notary Public

EXHIBIT A

The Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the East Quarter (E $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), all in Section Eight (8), Township Ninety (90) North, Range Six (6) West of the 5th P.M., Delaware County, Iowa;

AND

The East Twenty-Five (25) acres of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Seventeen (17), Township Ninety (90) North, Range Six (6), West of the Fifth Principal Meridian.