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Document 2026 1844 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00

**Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA**

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: *QChk* Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Ellen L. Broesder, 1204 360th St, Bancroft, Iowa 50517

Return Document To: Ellen L. Broesder, 1204 360th St, Bancroft, Iowa 50517

Grantors: Ellen L. Broesder and Susan K. Broghammer as co-trustees of Trust Agreement of Delrose G. Broghammer dated January 6, 2012

Grantees: Ellen L. Broesder, Susan K. Broghammer, Julie A. Huff, Mary A. Langr, David A. Broghammer, James R. Broghammer and John C. Broghammer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Ellen L. Broesder and Susan K. Broghammer, Co-Trustees of Trust Agreement of Delrose G. Broghammer dated January 6, 2012, does hereby Convey to Ellen L. Broesder, Susan K. Broghammer, Julie A. Huff, Mary A. Langr, David A. Broghammer, James R. Broghammer and John C. Broghammer, as tenants in common, the following described real estate in Delaware County, Iowa:

The South Half (S ½) of the Northeast Quarter (NE ¼) and the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Six (6), Township Eighty-Nine (89) North, Range Five (5) West of the Fifth Principal Meridian, subject to highways and easements of record except that part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Six (6), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa described as commencing at the Southwest corner of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Six (6), thence East 405.1 feet to the point of beginning, thence North 11°-35' East 450.5 feet, thence North 1°-51' East 492.5 feet, thence South 89°-21' East 364.7 feet, thence South 5°-16' West 294.6 feet, thence North 88°-21' West 242.0 feet, thence South 21°-19' West 118.9 feet, thence South 11°-31' West 543.1 feet, thence West 50.3 feet to the point of beginning, said parcel containing approximately 3.22 acres subject to road right of way and easements of record. The South line of the Southeast Quarter (SE¼) of the Northwest Quarter (NW ¼) of said Section Six (6) is assumed to bear due East and West.

And except Parcel A of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) Section Six (6), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa according to plat recorded in Book 1999, Page 568

This deed is exempt according to Iowa Code 428A.2(22).

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

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

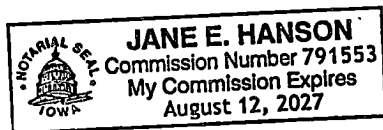
Dated: July 3, 2026

Trust Agreement of Delrose G. Broghammer
dated January 6, 2012

By Susan K. Broghammer
Susan K. Broghammer, as Co-Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 3, 2026,
by Susan K. Broghammer, Co-Trustee of the above-entitled trust.

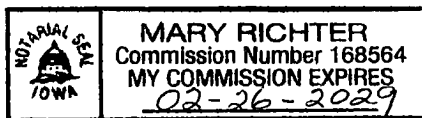


Jane E. Hanson
Signature of Notary Public

By Ellen L. Broesder
Ellen L. Broesder, as Co-Trustee

STATE OF IOWA, COUNTY OF Kossuth

This record was acknowledged before me on June 24, 2026,
by Ellen L. Broesder, Co-Trustee of the above-entitled trust.



Mary Richter