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Rec Amt \$17.00 Aud Amt \$10.00

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

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: *DMH* 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: Susan K. Broghammer and Ellen L. Broesder as co-trustees of Trust Agreement of Anthony C. Broghammer dated January 6, 2012

Grantees: Julie A. Huff, Mary A. Langr, Ellen L. Broesder, Susan K. Broghammer, 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, Susan K. Broghammer and Ellen L. Broesder, Co-Trustees of Trust Agreement of Anthony C. Broghammer dated January 6, 2012, does hereby Convey to Julie A. Huff, Mary A. Langr, Ellen L. Broesder, Susan K. Broghammer, David A. Broghammer, James R. Broghammer and John C. Broghammer, as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2024-99, Part of Parcel F in the SE1/4 - NW1/4, SW1/4 - NE1/4, SE1/4 - NE1/4, NE1/4 - SE1/4, and the NW1/4 - SE1/4, all in Section 7, T89N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded on November 11, 2024 in Book 2024, Page 2905.

AND

Parcel I in Section 8, T89N, R5W, Delaware County, Iowa according to plat recorded on December 20, 2012 in Book 2012, Page 4420.

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.

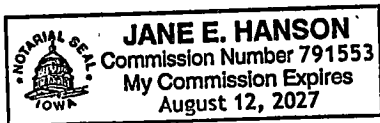
Dated: July 3, 2026

Trust Agreement of Anthony C. 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 as Co-Trustee of the above-entitled trust.



Jane E. Hanson
Signature of Notary Public

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

STATE OF IOWA, COUNTY Kossuth

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



[Signature]
Signature of Notary Public