

Recorded: 7/7/2026 at 10:38:14.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1858

Return To: David Mottet, 20660 264th Street, Delhi, IA 52223
Taxpayer: Our Happy Place Freddy's Beach L.L.C., % David Mottet, 20660 264th Street, Delhi, IA 52223
Preparer: Michael W. Broerman, 216 South 1st Street, Oskaloosa, IA 52577, Ph. (641) 673-8336



TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT

For the consideration of One Dollar(s) and other valuable consideration*, Sheryl Lynn Roche, Successor Trustee of the Mottet Family Trust dated May 1, 2007, does hereby Convey to Our Happy Place Freddy's Beach L.L.C., the following described real estate in Delaware County, Iowa:

See legal description attached on Exhibit "A".

The Grantor hereby warrants to Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple, 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 deposes and states that the Trustee personally knows of all 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 Grantor is the presently existing Successor Trustee of the above-named trust dated May 1, 2007, to which the above-described real estate was conveyed to the Trustee by JoAnn Mottet, single, pursuant to an instrument recorded on January 7, 2010, recorded in the office of the Delaware County Recorder in Delaware County, Iowa, as Document #2010-62, as to part thereof, and conveyed to the Trustee by T & C Land, LLC pursuant to an instrument recorded on August 17, 2022, recorded in the office of the Delaware County Recorder in Delaware County, Iowa, as Document #2022-2443, as to part thereof, and conveyed to the Trustee by Ryan Huinker, as Trustee of the Doralee Huinker Trust dated June 20, 2022 pursuant to an instrument recorded on June 14, 2023, recorded in the office of the Delaware County Recorder in Delaware County, Iowa, as Document #2023-1330, as to part thereof, and conveyed to the Trustee by T & C Land, LLC pursuant to an instrument recorded on December 27, 2024, recorded in the office of the Delaware County Recorder in Delaware County, Iowa, as Document 2024-3228, as to remaining part thereof; that the trust is in existence, and the Grantor has good and lawful authority to convey the real estate without any limitation or qualification whatsoever; that the transfer by the Successor Trustee to the Grantee 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.

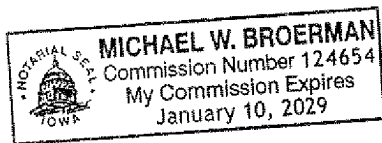
- Deed with consideration less than \$500 and exempt pursuant to Iowa Code Section 428A.2(21).

Dated: July 6, 2026.

Sheryl Lynn Roche
Sheryl Lynn Roche, Grantor

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on July 6, 2026, by Sheryl Lynn Roche as Successor Trustee of the Mottet Family Trust dated May 1, 2007.



Michael W. Broerman
Signature of Notary Public

EXHIBIT "A"

Legal description:

Lot One Hundred Twenty (120) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200,

AND Lot 105 according to the Plat of Clair View Acres at Delhi, Iowa, in Sections 23 and 26, Milo Township, Delaware County, Iowa as prepared by Bartels, McMahan, LeMay, Haas and Baule Engineering Company dated June 6, 1970, as filed in Delaware County Recorder's Office, AND Parcel H of part of Iowa Avenue, Clair View Acres, Section Twenty-three (23) and Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; and Parcel J of part of Zamboanga Avenue, Clair View Acres, Section Twenty-three (23) and Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 7, Page 125 & 127, Delaware County Recorder's Office,

AND Lot One Hundred Four (104) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty-three (23) and Twenty-six (26), Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200; also Parcel I Part of Zamboanga Avenue, Clair View Acres, Section Twenty-three (23) and Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, page 126,

AND Lot 48 in Freddy's Beach Road 1st Addition according to the subdivision plat recorded in Book 2009 at Page 3100 in the Office of the Delaware County Recorder, being part of Sections 23 and 26 of Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, subject to the rights of the public in all public highways and all easements of record,

AND Lots 12 and 75 in Freddy's Beach Road 2nd Addition according to the subdivision plat recorded in Book 2021 at Page 2517 in the Office of the Delaware County Recorder, being part of Sections 23 and 26 of Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, subject to the rights of the public in all public highways and to all easements of record.

Transfer to include mobile home; VIN #MY9412573