

Recorded: 7/14/2026 at 10:51:27.0 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: 1934

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Beau D. Buchholz
123 1st Street SE
P.O. Box 59
Waverly, IA 50677
Tel: (319) 352-1148

Taxpayer Information: Pamela M. Taylor and Emily Ann Taylor
PO Box 19021
Asheville, NC 28815

Return Document To: Beau D. Buchholz
123 1st Street SE
P.O. Box 59
Waverly, IA 50677

Grantors: Natalie Fabric-Matloff and Ann C. Fabric-Engle

Grantees: Pamela M. Taylor, Emily Ann Taylor, and Cynthia M. Taylor,
Trustee of the Cynthia M. Taylor 2024 Trust

Legal Description: See Page 2

Exhibit A



WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Natalie Fabric-Matloff, and husband, Ira Robert Matloff, and Ann C. Fabric-Engle, a single individual, do hereby Convey to Pamela M. Taylor, Emily Ann Taylor, and Cynthia M. Taylor, Trustee of the Cynthia M. Taylor 2024 Trust, as Tenants in Common, the following described real estate in Delaware County, Iowa:

The NE¼ and the E¼ of the NW¼ of Section 19, Township 89 North, Range 6, West of the 5th P.M., Delaware County, Iowa.

This deed is exempt according to Iowa Code 428A.2(13).

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.

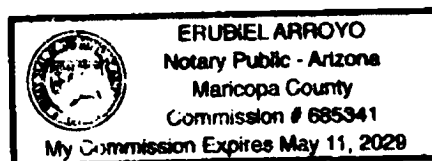
Dated: July 6, 2026.

Natalie Fabric-Matloff Grantor
Natalie Fabric-Matloff, Grantor

Ira Robert Matloff, Grantor
Ira Robert Matloff, Grantor

STATE OF Arizona, COUNTY OF Maricopa: SS

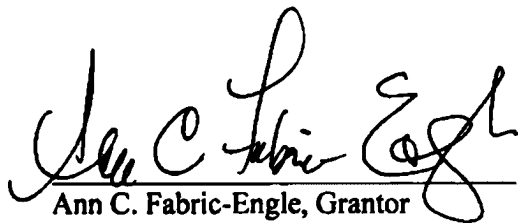
This record was acknowledged before me on 6th July, 2026, by Natalie Fabric-Matloff, and husband, Ira Robert Matloff.



[Signature]
Signature of Notary Public

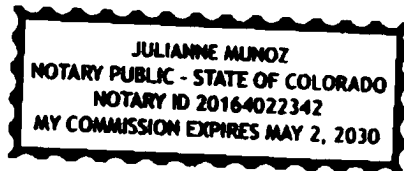
Exhibit A

Dated: July 6, 2026.


Ann C. Fabric-Engle, Grantor

STATE OF Colorado, COUNTY OF Grand: SS

This record was acknowledged before me on July 6th, 2026, by Ann C. Fabric-Engle.



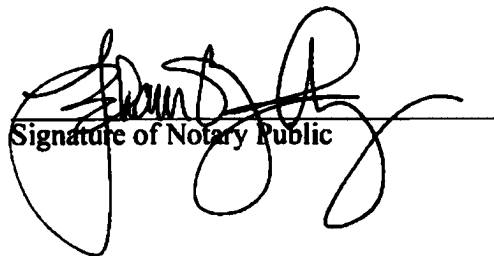

Signature of Notary Public

Exhibit A