

Recorded: 7/14/2026 at 10:55:13.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1947

Preparer & Return To:

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

Tax Payer: Natalie Fabric-Matloff, 8000 N Coconino Rd, Paradise Valley, AZ 85253

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Ann C. Fabric-Engle, a single individual, does hereby Convey to Natalie Fabric-Matloff, the following described real estate in Delaware County, Iowa:

The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 89 North, Range 6, West of the 5th P.M., Delaware County, Iowa; AND

The N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 5, Township 89 North, Range 6, West of the 5th P.M., Except Parcel "2013-105" being part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 5, Township 89 North, Range 6, West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2013, Page 3755.

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.

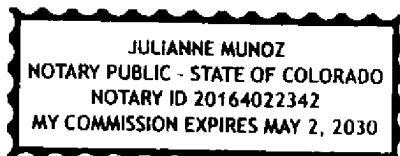
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 6, 2026.

Ann C Fabric-Engle
Ann C. Fabric-Engle, Grantor

STATE OF Colorado, COUNTY OF Grand: SS

This record was acknowledged before me on July 14th, 2026, by Ann C. Fabric-Engle.



[Signature]
Signature of Notary Public

Exhibit N