

Recorded: 7/14/2026 at 10:55:30.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1948

Preparer & Return To:

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

Tax Payer: Ann C. Fabric-Engle, 13863 North Cameo Drive, Sun City, AZ 85351

WARRANTY DEED

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

The E½ of the SE¼ of the SE¼ of Section 6, 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.

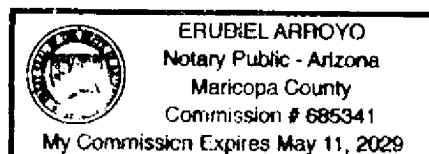
Dated: July 6, 2026.

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 Ira Robert Matloff.



[Signature]
Signature of Notary Public

Exhibit O