

Recorded: 7/14/2026 at 3:33:55.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$959.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1967

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644,
Phone: (319) 334-3704

Taxpayer Information: Nathan J. Yoder and Rebecca V. Yoder, 2808 270th Ave., Hopkinton, IA 52237

Return Document To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, John P. Hershberger and Kathryn Hershberger, husband and wife, do hereby Convey to Nathan J. Yoder and Rebecca V. Yoder, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

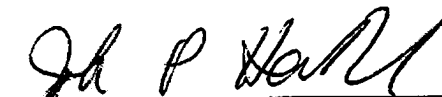
See Legal Description on Attached Exhibit "A"

***This deed is given in full satisfaction of the Real Estate Contract filed December 5, 2024 in Book 2024, Page 3033, in the records of the Delaware County, Iowa Recorder.**

The Grantors do hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: July 10, 2026.



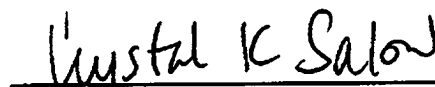
John P. Hershberger, Grantor



Kathryn Hershberger, Grantor

STATE OF IOWA; COUNTY OF Delaware;

This instrument was acknowledged before me on July 9, 2026, by John P. Hershberger and Kathryn Hershberger, husband and wife.



Notary Public in and for said State

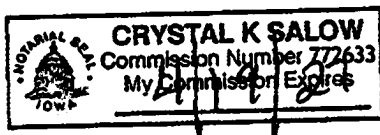


Exhibit "A"
Legal Description:

The Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section One (1), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M., except road, and also except that part described as commencing at the Southwest corner of the Northwest Quarter (NW¼) of said Section One (1), thence North one thousand five hundred eighty three and sixty eight hundredths (1583.68) feet along the West line of the Northwest Quarter (NW¼) of said Section One (1) to the point of beginning, thence North four hundred two and sixty-six hundredths (402.66) feet along the West line of the Northwest Quarter (NW¼) of said Section One (1), thence North 86° 47' 20" East five hundred fifteen and thirty eight hundredths (515.38) feet, thence South 5° 44' 20" East four hundred thirteen and two-tenths (413.2) feet, thence South 87° 53' 50" West five hundred fifty six and twenty seven hundredths (556.27) feet to the point of beginning, and also except Parcel 2014-04 part of the NW1/4 NW1/4 & part of the SW1/4 NW1/4, Section 1, T87N, R4W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2014, Page 482, and Amended Plat recorded in Book 2014, Page 1850.