

Recorded: 7/14/2026 at 3:38:13.0 PM
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: 1969

TRUSTEE 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: Matthew R. and Nicole M. Nieman
1861 110th Avenue
Masonville, IA 50654

Return Document To: Matthew R. and Nicole M. Nieman
1861 110th Avenue
Masonville, IA 50654

Grantors: Cynthia M. Taylor as Trustee of Cynthia M. Taylor 2024 Trust

Grantees: Matthew Ronald Nieman and Nicole Marie Nieman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Cynthia M. Taylor, Trustee of Cynthia M. Taylor 2024 Trust, does hereby Convey to **Matthew R. Nieman and Nicole M. Nieman**, 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:

The Northeast Quarter (NE¼) and the East one-half (E½) of the Northwest Quarter (NW¼) of Section Nineteen (19), Township Eighty-Nine (89) North, Range Six (6), West of the Fifth P.M.

Revenue Stamps are affixed to the Warranty Deed recorded July 14, 2026, as Instrument No. 2026-1963.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 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 warrants to the grantees all of 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 transfer by the trustee to the grantees 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.

Dated: July 6, 2026.

By Cynthia M. Taylor
Cynthia M. Taylor, as Trustee of the
Cynthia M. Taylor 2024 Trust

STATE OF _____, COUNTY OF _____: SS

This record was acknowledged before me on _____, 2026, by Cynthia M. Taylor, Trustee of the above-entitled trust.

See Attached
Signature of Notary Public

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

On 7/6/2026

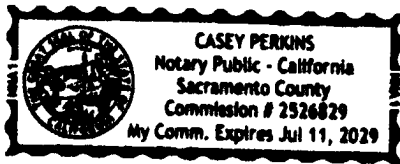
before me,

Casey Perkins, Notary Public
Here Insert Name and Title of the Officer

personally appeared

Cynthia Marie Taylor
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Casey Perkins

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Trustee Warranty Deed

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Signer's Name:

☐ Corporate Officer – Title(s):

☐ Corporate Officer – Title(s):

☐ Partner – ☐ Limited ☐ General

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Trustee

☐ Guardian or Conservator

☐ Other:

☐ Other:

Signer is Representing:

Signer is Representing: