



Book 2026 Page 1985
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

ESCROW FOR DEED
Recorder's Cover Sheet

Preparer Information: *QUM* Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Return Document To: Jane E. Hanson, 401 E Main St, Manchester, Iowa 52057

Grantors: Daniel F. Schustersich and C. Jayne Schustersich

Grantees: Scott A. Conrad and Adam R. Conrad

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



ESCROW FOR DEED

TO: JANE E. HANSON, ESCROW AGENT:

We/I hereby deliver to you in escrow the following legal documents and papers:

[x] Special Warranty Deed dated on July 8, 2026

with said deed approved as to form by the Buyers for the following described real property, to-wit:

The Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Nine (9), except the North one thousand fourteen (1014) feet thereof, the North three-fourths (N $\frac{3}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and that part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) lying West of the road, all in Section Nine (9), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M.; also the East four hundred sixteen (416) feet of the South six hundred seventy four (674) feet of the North one thousand fourteen (1014) feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Nine (9), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., except the North thirty six (36) feet thereof; also Parcel 2026-06, Part of the SW $\frac{1}{4}$ -NE $\frac{1}{4}$ and Parcel 2026-07, Part of the South 50 Rods of the West 48 Rods in the SW $\frac{1}{4}$ – NE $\frac{1}{4}$ Section 9, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2026, Page 1185

from the undersigned Seller(s) to the undersigned Buyer(s).

All, except the real estate contract is for delivery to said grantees **when and only when** said contract between said Sellers and Buyers is fully performed.

The delivery of this deed and abstract is a completed delivery and unconditional, absolute and irrevocable except under the conditions following:

- a) Forfeiture or foreclosure of the contract as provided by law.
- b) Other devolution of the title or interest in said property, or change in the legal status of some of the parties which makes the escrowed deed useless.
- c) All parties **or successors in interest** give the escrow agent specific directions in writing canceling this escrow agreement or modifying its terms.
- d) An adjudication by any court of competent jurisdiction ordering a variance in the original terms of the escrow agreement or ordering its cancellation.

In the event of (a) (b) (c) or (d) above, the escrow shall be considered terminated and, unless otherwise ordered by the court as in (d) above or directed by the agreement of the parties as in (c) above, the escrowed papers and documents shall be returned to the Sellers, or their successors in interest, whereupon the duties of the Escrow Agent are terminated.

If the Buyers fully perform and are, at the time of such performance, entitled to the documents as a part of their chain of title, the Escrow Agent shall deliver same to Buyers. This authority shall include a delivery of said papers to a transferee authorized in writing by the Buyers.

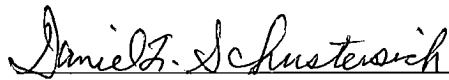
Information in writing to Escrow Agent by either the Sellers or their representative that the Real Estate Contract is paid in full shall be complete and sufficient authority to deliver said documents to the Buyers.

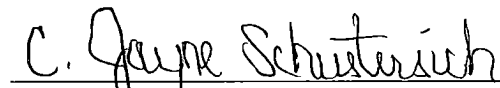
The Escrow Agent shall have no responsibility whatever to see that Buyers and Sellers perform any of the terms of said contract between them, nor keep in force any insurance. Responsibility is limited to effecting the transfer of said papers and documents as herein expressly directed and agreed.

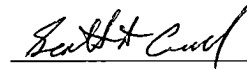
All parties shall share any reasonable expense of the Escrow Agent for services, legal or otherwise, necessarily incurred in carrying out his duties as such.

This escrow, power, authority, and direction may similarly be used by any and all members of your firm or successors thereof. You may at any time discharge your responsibility to the sellers and buyers or their respective successors in interest, by thirty (30) days actual notice to them, or written notice addressed to their last known address, of your election to do so. Your responsibility will terminate upon delivery of the papers to any successor escrow agent then designated by the parties or, in default of such designation, by return of the papers to the party depositing them.

Dated at Hanson Law Office, PLLC, 401 E Main St, Manchester, Iowa 52057, on July 8, 2026.


Daniel F. Schustersich, Seller

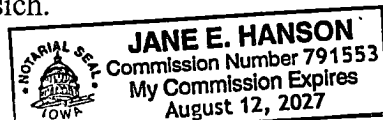

C. Jayne Schustersich, Seller

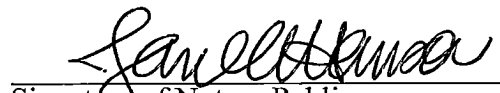

Scott A. Conrad, Buyer


Adam R. Conrad, Buyer

STATE OF IOWA, COUNTY OF DELAWARE

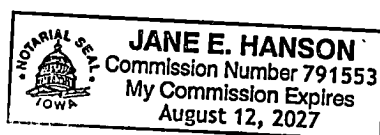
This record was acknowledged before me on July 8, 2026 by Daniel F. Schustersich and C. Jayne Schustersich.




Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 8, 2026 by Scott A. Conrad and Adam R. Conrad.




Signature of Notary Public

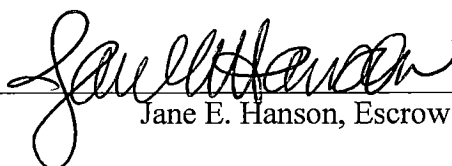
RECEIPT

The undersigned hereby acknowledge(s) receipt of the above-described legal documents as above designated, agree(s) to act as Escrow Agent for said transaction and to perform pursuant to instruction as above directed.

Dated at Hanson Law Office, PLLC, 401 E Main St, Manchester, Iowa 52057, on July 8, 2026

Hanson Law Office, PLLC

By: _____

A handwritten signature in cursive script, appearing to read "Jane E. Hanson", written over a horizontal line.

Jane E. Hanson, Escrow Agent