

Recorded: 7/17/2026 at 10:50:06.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$1,495.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2006

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

Taxpayer Information: David Wendt and Betty Ehlts, 22788 266th Street, Delhi, IA 52223

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, Chad Mormann and Natalie Mormann, husband and wife do hereby Convey to David Wendt, a single person and Betty Ehlts, a single person, as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Sixteen (16) of Lake Pointe Estates A Subdivision of Part of The NE ¼ and Part of the SE ¼ of Section 30, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, according to the plat recorded in Book 2021, Page 3538.

***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 Grantors do hereby covenant with grantee, and successor 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.

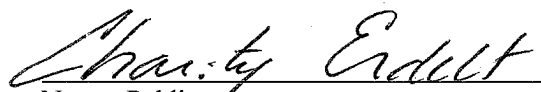
Dated: July 15, 2026.


Chad Mormann, Grantor


Natalie Mormann, Grantor

STATE OF IOWA, COUNTY OF Buchanan :

This instrument was acknowledged before me on this 16 day of July, 2026, by Chad Mormann and Natalie Mormann, husband and wife.


Notary Public

