

Recorded: 7/23/2026 at 2:35:49.0 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: 2110

Prepared by: Andrew J. Seyfer
Bradley & Riley PC

P.O. Box 2804 (319) 363-0101
Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Return to and Address tax statement: Robert J. Recker and Diane M. Recker, 3169 210th Avenue, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, ROBERT J. RECKER and DIANE M. RECKER, husband and wife, do hereby convey to ROBERT J. RECKER and DIANE M. RECKER, 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 ATTACHED EXHIBIT "A"

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Exempt from Transfer Tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that he 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 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.

DIANE M. RECKER, spouse of ROBERT J. RECKER, joins in this Deed for the sole purpose of relinquishing all rights of dower, homestead and distributive share in and to the real estate.

This deed was prepared at the request of the Grantor, without the benefit of a title search. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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 23, 2026


ROBERT J. RECKER


DIANE M. RECKER

STATE OF IOWA, COUNTY OF JONES) ss:

This instrument was acknowledged before me on July 23, 2026, by ROBERT J. RECKER and DIANE M. RECKER, husband and wife.


Notary Public in and for said State



EXHIBIT "A"

THAT PART OF LOT ONE OF LOT A OF NORTHWEST QUARTER (NW ¼) OF NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY (20), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR (4), WEST OF THE 5TH P.M., ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 52, IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA, THAT LIES EAST OF THE EAST LINE OF LOT TWO OF LOT A SHOWN ON SAID PLAT EXTENDED ON SAME COURSE NORTHERLY TO THE NORTH LINE OF SAID NORTHWEST QUARTER (NW ¼) OF NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY (20): SUBJECT TO PUBLIC HIGHWAYS AND EASEMENTS OF RECORD; EXCEPT THAT PART OF THE AFORESAID LOT ENCOMPASSED BY THE FOLLOWING: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF LOT A OF NORTHWEST QUARTER (NW ¼) OF NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY (20), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR (4), WEST OF THE 5TH P.M., THENCE SOUTH ON THE EAST LINE OF SAID LOT 1 OF LOT A AFORESAID, A DISTANCE OF 861.0 FEET, TO THE POINT OF BEGINNING; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 OF LOT A AFORESAID A DISTANCE OF 136 FEET, THENCE SOUTH TO A POINT WHERE SAME INTERSECT THE NORTH LINE OF RYAN-HOPKINTON COUNTY TRUNK LINE, THENCE ALONG THE NORTH LINE OF SAID COUNTY TRUNK LINK ALONG A 954.90 RADIUS CURVE CONCAVE SOUTHERLY TO A POINT INTERSECTING THE EAST LINE OF SAID LOT 1 OF LOT A EXTENDED, THENCE NORTH ON THE EAST LINE OF SAID LOT 1 OF LOT A EXTENDED, A DISTANCE OF APPROXIMATELY 154.0 FEET, TO POINT OF BEGINNING.

AND

SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼), THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) AND SOUTH ONE-HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼), ALL IN SECTION SEVENTEEN (17); NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NE ¼) OF SECTION TWENTY (20); ALSO ALL THAT PART OF THE HERINAFTER DESCRIBED REAL ESTATE THAT LIES NORTH AND EAST OF HIGHWAY DESCRIBED AS: NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼), AND EAST ONE FOURTH (E ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼), EXCEPT A STRIP OFF SOUTHWEST CORNER 20 RODS NORTH AND SOUTH BY 2 RODS EAST AND WEST; ALSO 1 ½ ACRES IN NORTHEAST CORNER OF THE SOUTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) 24 RODS NORTH AND SOUTH BY 10 RODS EAST AND WEST, ALSO COMMENCING 8 RODS EAST OF NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY (20), THENCE EAST 28 RODS, SOUTH 18 RODS, NORTHWEST 32 RODS, NORTH 1 ½ RODS TO BEGINNING, SAID LAST THREE PARCELS BEING ALSO AT TIMES DESCRIBED AS LOTS ONE, TWO AND THREE OF SOUTH ONE-HALF (S ½) OF THE NORTHWEST QUARTER (NW ¼); ALL IN SECTION TWENTY (20); ALL OF THE PREMISED BEING IN TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR (4), WEST OF THE 5 P.M.