

Recorded: 7/23/2026 at 3:47:16.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$143.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2115

Return To & Taxpayer: Justin & Karen Verhagen, 1006 Madalyn Court, Monticello, IA 52310
Preparer: Jeffrey E. Hiatt, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, The Dells, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Justin Verhagen and Karen Verhagen, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2018-61 In The Northeast Quarter Of The Northeast Quarter (NE ¼-NE ¼) In Section 14, Township 90 North, Range 3 West Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2018, Page 1906; also Parcel 2018-62 In The Northeast Quarter Of The Northeast Quarter (NE ¼-NE ¼) Of Section 14, Township 90 North, Range 3 West Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2018, Page 1907; also Parcel 2018-64; In The Northeast Quarter Of The Northeast Quarter (NE ¼-NE ¼) Of Section 14, Township 90 North, Range 3 West Of The Fifth Principal Meridian, Delaware County, Iowa, according to Amended Plat Of Survey recorded in Book 2018, Page 2069, **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 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.

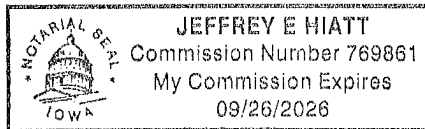
Dated: July 22, 2026.

The Dells, LLC, an Iowa limited liability company

Brian M Hoffman
By: Brian Hoffman, as Member

STATE OF Iowa, COUNTY OF Dubuque

This record was acknowledged before me on July 22, 2026,
by Brian Hoffman, as Member of The Dells, LLC, an Iowa limited liability company.

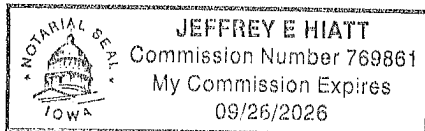


JEY
Signature of Notary Public

Kevin Hoffman
By: Kevin Hoffman, as Member

STATE OF Iowa, COUNTY OF Dubuque

This record was acknowledged before me on July 22, 2026,
by Kevin Hoffman, as Member of The Dells, LLC, an Iowa limited liability company.

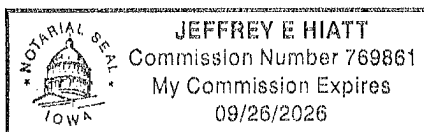


JEY
Signature of Notary Public

Allison Hoffman
By: Allison Hoffman, as Member

STATE OF Iowa, COUNTY OF Dubuque

This record was acknowledged before me on July 22, 2026,
by Allison Hoffman, as Member of The Dells, LLC, an Iowa limited liability company.



JEY
Signature of Notary Public