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Date 7/31/2026 Time 3:38:10PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$106.40

**Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA**

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Steven Broghammer and Darrel Rich, 920 E. Main Street, Manchester, Iowa 52057

Return Document To: Steven Broghammer and Darrel Rich, 920 E. Main Street, Manchester, Iowa 52057

Grantors: Jon P. Wilson

Grantees: Steven Broghammer and Darrel Rich

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Sixty-Seven Thousand Dollar(s) and other valuable consideration, Jon P. Wilson, a single person, does hereby Convey to Steven Broghammer and Darrel Rich, as tenants in common, the following described real estate in Delaware County, Iowa:

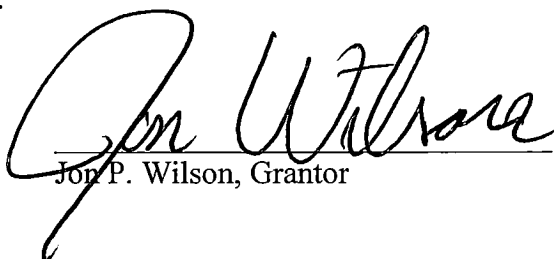
Lot Six Hundred Sixty Five (665), Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285

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.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the 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.

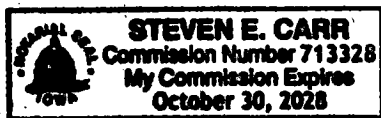
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 31, 2026


Jon P. Wilson, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 31, 2026 by
Jon P. Wilson.




Signature of Notary Public