

Recorded: 8/4/2026 at 8:23:55.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2224

Prepared by: Travis J. Schroeder, Simmons Perrine PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Pat & Tracy Hammes, LLC: 1436 Hwy 34, Batavia, IA 52533

COMPANY WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **PATRICK & TRACY HAMMES, LLC**, an Iowa limited liability company, does hereby convey to **PAT & TRACY HAMMES, LLC**, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

Parcel 2023-10, part of the SW ¼ SE ¼; part of the SE ¼ SE ¼; part of the NW ¼ SE ¼; part of the NE ¼ SE ¼ all in Section 22, Township 88 North, Range 6 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2023 at Page 397, including 113.42 acres more or less AND Parcel 2023-09, part of the SW ¼ SE ¼; part of the SE ¼ SE ¼; all in Section 22, Township 88 North, Range 6 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2023 at Page 397,

subject to easements, covenants, conditions and restrictions of record.

Grantor does hereby covenant with grantee, and successors in interest, that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

This deed represents a transfer of real estate for consideration less than \$500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

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.

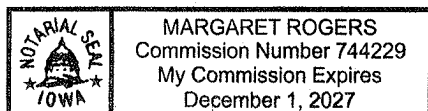
Dated: 6/1, 2026

PATRICK & TRACY HAMMES, LLC

By: Patrick L. Hammes
Patrick L. Hammes, Manager

STATE OF IOWA, COUNTY OF Jefferson, ss:

This instrument was acknowledged before me on the 1st day of June, 2026 by Patrick L. Hammes, as Manager of **PATRICK & TRACY HAMMES, LLC**.



Margaret A. Rogers
Notary Public in and for said State
My Commission Expires: 12/1/27