

Recorded: 8/4/2026 at 8:24:12.0 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: 2225

Prepared by Travis J. Schroeder, Simmons Perrine Moyer Bergman 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

SPECIAL WARRANTY DEED

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

The South ½ of the NE ¼; and the North ½ of the SE ¼ of Section 20, Township 89 North, Range 6 West of the 5th P.M., Delaware County, Iowa, EXCEPT the East 750 feet of the South 581 feet of the NE ¼ of the SE ¼ of said Section 20,

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

Grantors do hereby covenant with grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

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.

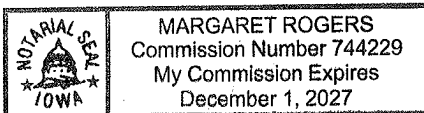
Dated: 6/1, 2026

Patrick L. Hammes
PATRICK L. HAMMES

Tracy Hammes
TRACY HAMMES

STATE OF IOWA, COUNTY OF Jefferson, ss:

This instrument was acknowledged before me on the 1st day of June, 2026, by **PATRICK L. HAMMES** and **TRACY HAMMES**, husband and wife.



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