

Recorded: 8/10/2026 at 10:48:55.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$287.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2306

Return To: Nick A. Sailer of Nick Sailer Law, P.C., 1218 W. Marion St., Manchester, IA 52057
Taxpayer: Parker J. Rochford and Lily V. Rochford, 104 S. Locust St., Edgewood, IA 52042
Preparer: Nick A. Sailer of Nick Sailer Law, P.C., 1218 W. Marion St., Manchester, IA 52057, Tel: 563-927-6425

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Thomas M. Bergan and Eileen Bergan, husband and wife, do hereby Convey to Parker J. Rochford and Lily V. Rochford, 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:

The North sixty one (61) feet of the South one hundred thirty one (131) feet of Lot One (1) of the Subdivision of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth P.M. according to plat recorded in Book A Plats, Page 55; also that part of the one hundred (100) foot wide former right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company that runs through the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., described as commencing at a point seventy (70) feet North of the Southwest corner of Lot One (1) of the Subdivision of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 55, thence Easterly on a line parallel with the South line of said Lot One (1) to the West line of the former railroad right-of-way, said point being the point of beginning, thence Easterly on the same line to the mid-line of the former right-of-way, thence Northwesterly along said mid-line to a point thereon which is East, on a line parallel with the South line of said Lot One (1), of a point on the West line of said Lot One (1), one hundred thirty one (131) feet North of the Southwest corner of said Lot One (1), thence West on said line to the West line of the former railroad right-of-way, thence Southeasterly along said West line to the point of beginning.

*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. 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, according to the context.

Dated: August 7, 2026.

Thomas M. Bergan
Thomas M. Bergan

Eileen Bergan
Eileen Bergan

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on August 7, 2026, by Thomas M. Bergan and Eileen Bergan, husband and wife.

Kristen M. Arthur
Signature of Notary Public

