

Recorded: 8/13/2026 at 2:25:22.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2373

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Jace Moore and Olivia Moore, 2666 310th Avenue, Hopkinton, IA 52237

Return Document To: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040

Grantors: Joan Lahr as trustee of James H. Lahr Trust dated May 2, 1994

Grantees: Jace Moore and Olivia Moore

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Joan Lahr, Trustee of James H. Lahr Trust, does hereby Convey to Jace Moore and Olivia Moore, 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 2026-71, Part Of The NW1/4 SW1/4 Of Section 27, T88N, R3W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2026, Page 2179.

This deed is exempt according to Iowa Code 428A.2(10).

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

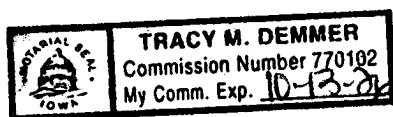
Dated: August 7, 2026.

James H. Lahr Trust dated May 2, 1994

By Joan Lahr
Joan Lahr, as Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 7, 2026, by Joan Lahr, Trustee of the above-entitled trust.



Tracy M. Demmer
Signature of Notary Public