

Recorded: 8/21/2026 at 2:12:23.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$639.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2465

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

Taxpayer Information: Christine C. Maher, 26236 213th Ave. Delhi, IA 52223

Return Document To: Christine C. Maher, 26236 213th Ave. Delhi, IA 52223

Grantors: Next Level 15 Properties, L.L.C.

Grantees: Christine C. Maher

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, Next Level 15 Properties, L.L.C., a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Christine C. Maher, the following described real estate in Delaware County, Iowa:

Parcel 2021-80 Part of Lot 22 of Wellman's Seven Coves 2nd Subdivision in Section Twenty-Five (25), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, and Parcel 2021-82 Part of Lot 17 of Wellman's Seven Coves Subdivision in Section Twenty-Five (25), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2021, Page 2185; also all Lake frontage pertaining to said Parcel 2021-82 running to the waterfront and then at right angles to the middle of Delhi Lake; also Parcel 2025-65, Part of Lot 20 & 21 of Wellman's Seven Coves 2nd Subdivision and Part of Lot 18 of Wellman's Sevens Coves Subdivision; In the NE 1/4 - NW1/4, Sec. 25, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 3039; also all lake frontage running to the waterfront and then at right angles to the middle of Delhi Lake adjoining said Parcel 2025-65.

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.

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

Dated: August 20, 2026.

Next Level 15 Properties, L.L.C., an Iowa
limited liability company

By _____

David Wright, Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 20, 2026, by David Wright, as Member, of Next Level 15 Properties, L.L.C. a limited liability company.



SUSAN K MEYER
Commission Number 798639
My Commission Expires
August 9 2028

Susan K Meyer
Signature of Notary Public