

Recorded: 8/28/2026 at 3:46:06.0 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: 2535

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Brian C. Eddy, 2349 Jamestown Ave., Suite 4, Independence, IA 50644,
Phone: (319) 334-3704

Taxpayer Information: Trystan I. Hutchinson, 1350 150th St., Dundee, IA 52038

Return Document To: Brian C. Eddy, 2349 Jamestown Ave., Suite 4, Independence, IA 50644,
Phone: (319) 334-3704

Grantors: Bruce R. Hutchinson and Kathy E. Hutchinson

Grantees: Trystan I. Hutchinson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Bruce R. Hutchinson and Kathy E. Hutchinson, husband and wife, do hereby convey to Trystan I. Hutchinson, a single person, the following described real estate in Delaware County, Iowa:

Parcel 2025-79, Part Of The NE 1/4 – NW 1/4, In Section 34, T90N, R6W Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2025, Page 2798.

***This deed is given in full satisfaction of the Real Estate Contract filed January 14, 2026 in Book 2026, Page 100, in the records of the Delaware County, Iowa Recorder.**

**** This Deed is exempt according to Iowa Code 428A.2(21).**

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant 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, and as masculine or feminine gender, according to the context.

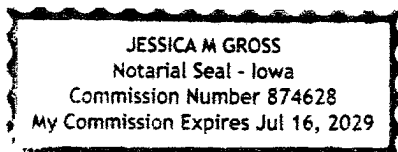
Dated: August 28, 2026

Bruce R. Hutchinson
Bruce R. Hutchinson, Grantor

Kathy E. Hutchinson
Kathy E. Hutchinson, Grantor

STATE OF IOWA, COUNTY OF Buchanan :

This instrument was acknowledged before me on August 28th, 2026, by Bruce R. Hutchinson and Kathy E. Hutchinson, husband and wife.



Jessica M. Gross
Notary Public