

Recorded: 9/1/2026 at 8:09:39.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$303.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2549

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, Iowa 52233, (319) 362-3640
Return Document/Address Tax Statement: Sean P. Boardman, 3077 110th Avenue, Ryan, IA 52330

WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, Tracy J. Boardman f/k/a Tracy J. Flanagan, a single person, does hereby convey to Sean P. Boardman, a single person, the following described real estate in Delaware County, Iowa:

Lots Eight (8), Nine (9), Ten (10) and Eleven (11), Block Four (4) of Robinson, Delaware County, Iowa, according to map recorded in Book 1 Plats, Page 125

AND

The East twenty-five (25) feet of the North one hundred (100) feet of Rainburg Street, and the South twenty-five (25) feet of the East one hundred fifty five (155) feet of Falconer Street less a seven foot right-of-way easement along East side thereof for road purposes, said streets being parts of the original Town of Robinson as recorded in Plat Book 1, Page 125.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

This transaction is not exempt from the requirement to submit a groundwater hazard statement.

Grantor does hereby covenant 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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

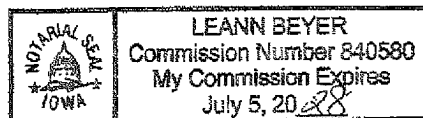
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 27, 2026.

Tracy Boardman
Tracy J. Boardman

STATE OF IOWA COUNTY OF LINN) ss:

This record was acknowledged before me this 27 day of August, 2026, by Tracy J. Boardman f/k/a Tracy J. Flanagan, a single person.



Leann Beyer
Notary Public in and for State of Iowa