

Recorded: 9/1/2026 at 9:02:52.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$679.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2554

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640
Return Document/Address Tax Statement: Bobby B. Morris, 205 East 9th Street, Monticello, IA 52310

WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, Gary S. Freese and Janet K. Freese, a married couple, do hereby convey to Bobby B. Morris, the following described real estate in **Delaware County**, Iowa:

SEE ATTACHED EXHIBIT A

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

Mark the appropriate statement with an "X":

☒ *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.*

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

Grantors do hereby covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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: JUNE 18, 2026.

Gary S. Freese
Gary S. Freese (Grantor)

Janet K. Freese
Janet K. Freese (Grantor)

STATE OF IOWA COUNTY OF JONES) ss:

This record was acknowledged before me this 18 day of JUNE, 2026, by Gary S. Freese and Janet K. Freese, a married couple.

Michael W. McDonough
Notary Public in and for State of Iowa

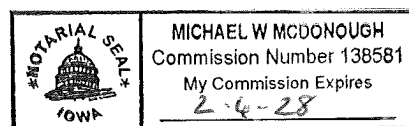


EXHIBIT A

A tract of land described as commencing at a point in the middle of the county road in the Southeast corner of the West one-half ($W \frac{1}{2}$) of the Southwest Quarter ($SW \frac{1}{4}$) of the Southwest Quarter ($SW \frac{1}{4}$) of Section Thirty Four (34), Township Eighty Seven (87) North, Range Three (3), West of the Fifth Principal Meridian, thence North nine hundred twenty seven (927) feet along the existing fence line, thence East one thousand six hundred eighty (1680) feet along the existing fence line, thence South nine hundred fifty one (951) feet to the center of the county road, thence West one thousand seven hundred twenty (1720) feet to the place of beginning.