

Recorded: 9/2/2026 at 9:29:36.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$559.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2574

Return To: Abigail E. Klostermann & Alec A. Klostermann, 708 3rd St. Delhi, IA 52223
Taxpayer: Abigail E. Klostermann & Alec A. Klostermann, 708 3rd St. Delhi, IA 52223
Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Timothy A. Lynch, a Single Person, does hereby Convey to Abigail E. Klostermann and Alec A. Klostermann, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

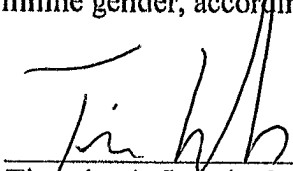
See attached

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.

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.

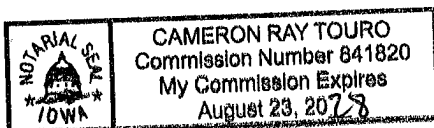
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8/28/26


Timothy A. Lynch, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 8/28/26 by Timothy A. Lynch, single.




Signature of Notary Public

Out Lots Eleven (11), Fourteen (14), Twenty Two (22), Twenty Three (23) and Twenty Six (26), and the East one-half ($E\frac{1}{2}$) of Out Lot Ten (10), and Out Lot Fifteen (15), except the South one-half ($S\frac{1}{2}$) of the West one-half ($W\frac{1}{2}$) thereof, all in the Town of Delhi, Iowa, according to plat recorded in Book A L.D., Page 238; and that part of vacated Second Street of Out Lots of Delhi, Iowa, according to plat recorded in Book A L.D., Page 238, described as beginning at the Southwest corner of Out Lot Eleven (11), thence West sixty six (66) feet to the Southeast corner of Out Lot Ten (10), thence North to the Northeast corner of Out Lot Twenty Seven (27), thence East sixty six (66) feet to the Northwest corner of Out Lot Twenty Six (26), thence South to the point of beginning, except that part described as commencing at the Northeast corner of Out Lot Twenty Seven (27), thence East thirty three (33) feet to the midpoint of the line connecting the Northeast corner of Out Lot Twenty Seven (27) and the Northwest corner of Out Lot Twenty Six (26), thence South on a line parallel to the Eastern boundary of Out Lot Twenty Seven (27) to the midpoint of the line connecting the Southeast corner of Out Lot Twenty Seven (27) and the Southwest corner of Out Lot Twenty Six (26), thence West thirty three (33) feet to the Southeast corner of Out Lot Twenty Seven (27), thence North along the Eastern boundary of Out Lot Twenty Seven (27) to the point of beginning.