

Recorded: 9/3/2026 at 3:03:30.0 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: 2604

Return To: The Anne I. Avery Revocable Trust Dated September 2, 2026, 508 Andrew St NE,
PO Box 103, Hopkinton, IA 52237

Taxpayer: The Anne I. Avery Revocable Trust Dated September 2, 2026, 508 Andrew St NE,
PO Box 103, Hopkinton, IA 52237

Preparer: Todd J. Locher, 202 2nd Ave NW, PO Box 7, Farley, IA 52046, Tel: 563-744-3359



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Anne I. Avery f/k/a Anne I. Sternhagen, a single person, does hereby Convey to Anne I. Avery, Trustee of The Anne I. Avery Revocable Trust Dated September 2, 2026, the following described real estate in Delaware County, Iowa:

The South 68 feet of Lots Thirty-three (33) and Thirty-four (34), J. T. Williamson's Addition, Hopkinton, Iowa.

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.

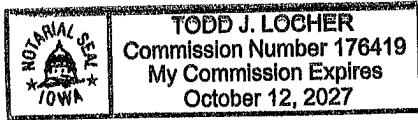
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: September 2, 2026.

Anne I. Avery
Anne I. Avery f/k/a Anne I. Sternhagen, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on September 2, 2026, by Anne I. Avery f/k/a Anne I. Sternhagen, a single person.



[Signature]
Signature of Notary Public