

Recorded: 9/16/2026 at 9:20:16.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$415.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2711

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Shannon L. Lytle, 2151 110th Ave, Masonville, Iowa 50654

Return Document To: Shannon L. Lytle, 2151 110th Ave, Masonville, Iowa 50654

Grantors: Gregory E. Greve and Teresa J. Greve

Grantees: Shannon L. Lytle

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Sixty Thousand Dollar(s) and other valuable consideration, Gregory E. Greve and Teresa J. Greve, husband and wife, do hereby Convey to Shannon L. Lytle, the following described real estate in Delaware County, Iowa:

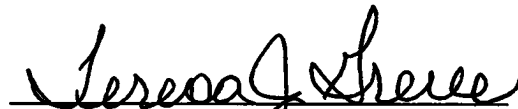
One (1) acre in square form in the Northeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty One (31), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M., according to retracement plat recorded in Book 2021, Page 3895.

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: Sept 15, 2026.


Gregory E. Greve, Grantor


Teresa J. Greve, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 15th, 2026 by Gregory E. Greve and Teresa J. Greve.




Signature of Notary Public