

Recorded: 9/16/2026 at 10:19:36.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$591.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2714

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

Taxpayer Information: Olivia Nagel & John Nagel, 2214 185th Ave., Manchester, IA 52057

Return Document To: Olivia Nagel & John Nagel, 2214 185th Ave., Manchester, IA 52057

Grantors: Dureen D. Neppl as trustee of Dureen D. Neppl Revocable Trust dated April 13, 2026

Grantees: Olivia Nagel and John Nagel

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Dureen D. Neppl, Trustee of Dureen D. Neppl Revocable Trust dated April 13, 2026, does hereby Convey to Olivia Nagel and John Nagel, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

That part of the North sixty (60) acres of the Northeast Fractional Quarter (NEfr1/4) of Section Four (4), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M. described as the North one hundred fifty (150.0) feet of the South three hundred (300.0) feet of the North nine hundred sixty one and eight-tenths (961.8) feet of the West one hundred twenty (120.0) feet of that part of the Northwest Fractional Quarter (NWfr1/4) of the Northeast Quarter (NE1/4) of said Section Four (4) lying South and East of the County Road right-of-way lines.

The grantor hereby covenants 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.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: 9-15-26

Dureen D. Neppl Revocable Trust dated April
13, 2026

By Dureen Neppl
Dureen D. Neppl, as Trustee

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 9-15-26 by Dureen D. Neppl, Trustee of the above-entitled trust.

Susan K Meyer
Signature of Notary Public

