

Recorded: 9/25/2026 at 3:27:59.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2823

Return To: Willie W. Rossow, 10820 Newton Ct, Newport Richey, FL 34654

Taxpayer: Willie W. Rossow, 10820 Newton Ct, Newport Richey, FL 34654

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, Willie W. Rossow, a single person, does hereby Convey to Donna M. Fangman, the following described real estate in Delaware County, Iowa:

Lot One (1), Block Five (5), of Sunset Beach, a Subdivision of parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty-Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2, Page 20, excepting rights of flowage; said lot being a part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Seventeen (17) aforesaid;

Lot Fifteen (15), Block Four (4), Sunset Beach, a Subdivision of parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty-Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 20; same being a part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Seventeen (17), excepting rights of flowage; and

Lot Six (6) of Hawker's Sunset Beach Subdivision Part Of Lot 2, Block No. 5, Part of Shady Lane, And Part Of Sunset View Road In Sunset Beach In The SW $\frac{1}{4}$ -SW $\frac{1}{4}$ Of Sec. 17, T89N, R5W Of The Fifth P.M., Delaware County, according to plat recorded in Book 2019, Page 3219.

Grantor expressly reserves the full and entire use and possession of the above-described real estate and all appurtenances thereto, and all rents and profits therefrom, for and during the life of the Grantor. Grantor thus retains a life estate in the above-described real estate and have all the rights of life tenant under Iowa law. Grantee is remainderman and has all the rights of remaindermen under Iowa

law.

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.

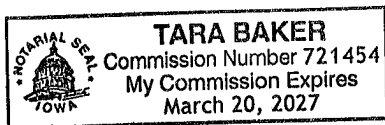
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 19, 2026.

Willie Rossow
Willie W. Rossow, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 19, 2026 by
Willie W. Rossow, a single person.



Tara Baker
Signature of Notary Public