

Recorded: 9/29/2026 at 9:29:15.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$319.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2847

Prepared by: Matthew G. Barnd
Bradley & Riley PC

P.O. Box 2804 (319) 363-0101
Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Return to and Address tax statement: Charles Melchert and Rebecca Melchert 3097 310TH AVE
HOPKINTON, IA.

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, WIGGANS LIMITED PARTNERSHIP ("Grantor"), does hereby convey to Charles Melchert and Rebecca Melchert and joint tenants with full right of survivorship ("Grantee"), the following described real estate in Delaware County, Iowa:

PARCEL 2026-72 IN THE SE 1/4 OF THE SE 1/4, SECTION 16, T87N R3W OF THE 5TH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2026, PAGE 2576.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Grantor does hereby covenant with Grantee, 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 lawful claims of all persons except as may be above stated.

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 25, 2026

WIGGANS LIMITED PARTNERSHIP

By: James C. Wiggans
James Wiggans

STATE OF Pennsylvania
COUNTY OF Philadelphia

This instrument was acknowledged before me on this 25th day of September, 2026, by James Wiggans, in his capacity as General Partner of WIGGANS LIMITED PARTNERSHIP.

Commonwealth of Pennsylvania - Notary Seal
Christine M. Daley, Notary Public
Philadelphia County
My commission expires September 13, 2027
Commission number 1264563
Member, Pennsylvania Association of Notaries

Christine M. Daley
Notary Public in and for said State
Commission Expires: Sept 13, 2027
(print name) Christine M. Daley