

Recorded: 9/30/2026 at 2:41:06.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$11.06
Combined Fee: \$28.06
Revenue Tax: \$415.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2873

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Hope Anne Straley and Matthew John Krogull, 1852 215th St.
Manchester, IA 52057

Return Document To: Hope Anne Straley and Matthew John Krogull, 1852 215th St.
Manchester, IA 52057

Grantors: Douglas R. Bishop and Denise L. Bishop

Grantees: Hope Anne Straley and Matthew John Krogull

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Douglas R. Bishop and Denise L. Bishop, husband and wife, do hereby Convey to Hope Anne Straley and Matthew John Krogull, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot 6 of Winlen Second Subdivision A Subdivision of Out Lot 1 of Winlen Subdivision in the SW $\frac{1}{4}$ - NE $\frac{1}{4}$ and in the NW $\frac{1}{4}$ - SE $\frac{1}{4}$ of Section 33, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 2395

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.

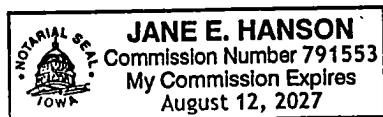
Dated: September 25, 2026.

Douglas R. Bishop, Grantor

Denise L. Bishop, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 25, 2026 by Douglas R. Bishop and Denise L. Bishop, husband and wife.


Signature of Notary Public