Recorded: 11/2/2026 at 1:26:00.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $183.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3227

Preparer Information: Erick Skogman, E.I.D.S., 417 1st Avenue SE, Cedar Rapids, IA 52401 (319)363-8285
Return Document To/Address Tax Statements: Pioneer Metal Roofing and Construction LLC, 2634 Pioneer Rd, Delhi, IA 52223

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration Bryce K. Van Theemsche, a single person, by Staci J. Kinney, his attorney-in-fact, does hereby convey to Pioneer Metal Roofing and Construction LLC the following described real estate in Delaware County, Iowa:

THAT PART OF LOT TWENTY ONE (21) LYING EAST OF THE RAILROAD RIGHT-OF-WAY, EXCEPT THE NORTH FIFTY (50.0) FEET THEREOF, AND THE NORTH ONE HUNDRED THIRTY TWO (132.0) FEET OF LOT TWENTY TWO (132), EXCEPT THE NORTH FIFTY (50.0) FEET THEREOF, AND THE NORTH FORTY SEVEN (47.0) FEET OF THAT PART OF LOT TWENTY THREE (23) THAT LIES EAST OF THE RAILROAD RIGHT-OF-WAY, ALL IN BLOCK 3 (3), BAKER'S ADDITION TO GREELEY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 19 L.D., PAGE 10.

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/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(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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.

Mark the ONE true statement with "X"

X *There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.*

_____ *This transaction is not exempt from the requirement to submit a groundwater hazard statement.*

Dated: 10-27-2026

Staci Kinney POA

Bryce K. Van Theemsche, by Staci J. Kinney, Attorney-in-Fact

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me this 27 day of October, 2026 by Staci J. Kinney as Attorney in Fact for Bryce K. Van Theemsche, a single person.

Kristine Baldwin

Notary Public – State of Iowa

NOTARIAL SEAL IOWA

KRISTINE BALDWIN
Commission Number 742874
My Commission Expires
September 25, 2027