Book 2026 Page 3249
Document 2026 3249 Type 03 001 Pages 2
Date 11/04/2026 Time 10:36:32AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $455.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Nick A. Sailer of Nick Sailer Law, P.C., 1218 W. Marion St., Manchester, IA 52057
Taxpayer: Beverly Pitcher, 605D 3rd Street, Delhi, IA 52223
Preparer: Nick A. Sailer of Nick Sailer Law, P.C., 1218 W. Marion St., Manchester, IA 52057 // 563-927-6425

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, K & L Properties of Iowa, LLC, an Iowa Limited Liability Company, does hereby Convey to Beverly J. Pitcher, a single person, the following described real estate in Delaware County, Iowa:

Unit 2 and the undivided interest in the land and common elements appurtenant to said Unit, in Vista View Estates, according to Declaration of Submission to a Horizontal Regime and of Easements, Restrictions and Covenants for Vista View Estates, Delhi, Iowa 52223, recorded in Book 2024, Page 2273; same being located on K & L Properties Subdivision No. 1 a Subdivision of Out Lot 9 Except North 1 Rod, and 4th Street Adjacent to Out Lot 9 Except North 1 Rod Sec. 17, T88N, R4W Of The Fifth P.M., City of Delhi, Delaware County, Iowa, according to plat recorded in Book 2024, Page 2079.

*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.

The Grantor hereby covenants with Grantee, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the 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, according to the context.

Dated: Nov 4th, 2026.

K & L Properties of Iowa, LLC, an Iowa Limited Liability Company

Ken Kehrli, Member

Brice Lubben, Member

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on November 4, 2026, by Ken Kehrli, Member of K & L Properties of Iowa, LLC, an Iowa Limited Liability Company.

NOTARIAL SEAL IOWA
NICK A. SAILER
Commission Number 850797
My Commission Expires
September 13, 2029

Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on November 4, 2026, by Brice Lubben, Member of K & L Properties of Iowa, LLC, an Iowa Limited Liability Company.

NOTARIAL SEAL IOWA
NICK A. SAILER
Commission Number 850797
My Commission Expires
September 13, 2029

Signature of Notary Public