Recorded: 11/16/2026 at 11:23:06.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $151.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3351

Return To: Ohl Ventures, LLC, 210 1/2 S Franklin Street, Manchester, IA 52057
Taxpayer: Ohl Ventures, LLC, 210 1/2 S Franklin Street, Manchester, IA 52057
Preparer: Patrick B. Dillon, 209 E 1st Street, Sumner, IA 50674, Tel: 563 578-1850

TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT

For the consideration of One Dollar(s) and other valuable consideration, John A. Weibel and Donna K. Weibel, Co-trustees of Weibel Family Revocable Trust, does hereby Convey to Ohl Ventures, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

> That part of Lots One Hundred Ninety Eight (198) and One Hundred Ninety Nine (199), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284, described as commencing at the Southwest corner of Lot One Hundred Ninety Eight (198), thence East ninety (90) feet, thence North twenty three (23) feet, thence West ninety (90) feet, thence South twenty three (23) feet to beginning.
>
> 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 warrants to Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple, 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 the lawful claims of all persons, except as may be above stated.

The Grantor further deposes and states that the Trustees personally know of all the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the Grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the Grantor is the presently existing Trustee of the above-named trust dated March 29, 2016, to which the above-described real estate was conveyed to the Trustee by John A. Weibel and Donna K. Weibel, pursuant to an instrument recorded on May 9, 2016, recorded in the office of the Delaware County Recorder in Book 2016, Page 1167, that the trust is in existence, and the Grantor has good and lawful authority to sell and convey the

real estate without any limitation or qualification whatsoever; that the transfer by the Trustee to the Grantee is effective and rightful; and that the Trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: 11-16-26.

Weibel Family Revocable Trust

By John Weibel
John A. Weibel, as Trustee

By Donna K. Weibel
Donna K. Weibel, as Trustee

STATE OF IOWA, COUNTY OF CLAYTON

On November 16, 2026 before me, the undersigned notary public, personally appeared John A. Weibel to me known to be the identical person named in and who on oath swore or affirmed, and acknowledged that the person executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary and that the content of the statements in the record of the instrument or document are true.

GABRIELLA RECKER
Commission Number 854171
My Commission Expires
February 26, 2027

Signature of Notary Public

STATE OF IOWA, COUNTY OF CLAYTON

On November 16, 2026, before me, the undersigned notary public, personally appeared Donna K. Weibel to me known to be the identical person named in and who on oath swore or affirmed, and acknowledged that the person executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary and that the content of the statements in the record of the instrument or document are true.

GABRIELLA RECKER
Commission Number 854171
My Commission Expires
February 26, 2027

Signature of Notary Public