Recorded: 12/2/2025 at 11:39:20.0 AM
County Recording Fee: $27.00
Iowa E-Filing Fee: $48.35
Combined Fee: $75.35
Revenue Tax: $2,404.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3270

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information:
Charles P. Augustine, 531 Commercial Street, Ste. 250, Waterloo, IA 50704, Phone: (319) 232-3304

Taxpayer Information:
John C. Broghammer and Mary D. Broghammer, 1715 162nd Ave., Manchester, IA 52057

Return Address:
Title Services Corporation, 603 Commercial St., Waterloo, IA 50701

Grantors:
Keven M. Jefferis, as Trustee of the Keven M. Jefferis Trust dated December 20, 2011

Grantees:
John C. Broghammer and Mary D. Broghammer

TSC#254903

TRUSTEE WARRANTY DEED

For the consideration of **One and No/100——— Dollar(s)** and other valuable consideration, **Keven M. Jefferis, as Trustee of the Keven M. Jefferis Trust dated December 20, 2011,** do hereby convey to **John C. Broghammer and Mary D. Broghammer, as joint tenants with full rights of survivorship and not as tenants in common,** the following described real estate in **Delaware County,** Iowa:

An undivided one-half interest in The North Half of the Northeast Quarter of Section 6, Township 89 North, Range 5, and the Southeast Quarter of the Southeast Quarter of Section 31, Township 90 North, Range 5, all being West of the 5th P.M., Delaware County, Iowa, excepting therefrom that part of the Southeast Quarter of the Southeast Quarter, Section 31, Township 90 North, Range 5, West of the 5th P.M., Delaware County, Iowa, described as: Commencing at the Northeast corner of the Southeast Quarter of the Southeast Quarter and running thence South on the East line of Section 31, 764.00 feet, thence West 318.0 feet, thence North 340.0 feet, thence East 100.0 feet, thence North 424.0 feet to the North line of said Southeast Quarter of the Southeast Quarter, thence East 218.0 feet to beginning.

Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

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 grantees, 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 the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of 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 transfer by the trustee to the grantees 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: 19 day of November, 2025

Keven M. Jefferis

Keven M. Jefferis, as Trustee of the Keven M. Jefferis Trust dated December 20, 2011

STATE OF ~~IOWA~~ Illinois, COUNTY OF Jo Daviess, ss:

This instrument was acknowledged before me on this 19th day of November, 2025, by Keven M. Jefferis, as Trustee of the Keven M. Jefferis Trust dated December 20, 2011.

OFFICIAL SEAL
EZEKIEL LOUIS WINDERS
Notary Public, State of Illinois
Commission No. 997308
My Commission Expires
September 23, 2028

Ezekiel Louis Winders
, Notary Public

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