Recorded: 10/16/2026 at 8:04:11.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $74.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3055

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Peter Gerard Gaul and Patricia Ann Gaul, 2849 210th Street, Earlville, IA 52041

Return Document To: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040

Grantors: Mark J. Wagner and Michele Wagner, a/k/a Michelle Wagner

Grantees: Peter Gerard Gaul and Patricia Ann Gaul

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, Mark J. Wagner and Michele Wagner, a/k/a Michelle Wagner, husband and wife, do hereby Convey to Peter Gerard Gaul and Patricia Ann Gaul, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2026-77 Part Of Parcel 2015-05 Located In The South Half (S 1/2) Of Section Thirty (30), Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2026, Page 2391

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.

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: October 15, 2026.

Mark J. Wagner, Grantor

Michele Wagner, a/k/a Michelle Wagner, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 15, 2026 by Mark J. Wagner and Michele Wagner, a/k/a Michelle Wagner.

CAROLYN DAVIS
Commission Number 833618
My Commission Expires
August 9, 2027

Signature of Notary Public

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