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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: LaVern J. Yoder, 2536 Omega Rd, Delhi, IA 52223

Return Document To: LaVern J. Yoder, 2536 Omega Rd, Delhi, IA 52223

Grantors: Beverly J. Pitcher

Grantees: LaVern J. Yoder

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, Beverly J. Pitcher, a single person, does hereby Convey to LaVern J. Yoder the following described real estate in Delaware County, Iowa:

That part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) and of the Southeast Quarter (SE¼) of the Northeast fractional Quarter (NEfr¼) of Section Four (4), Township Eighty Seven (87) North, Range Four (4), West of the Fifth Principal Meridian described as commencing at the Southwest corner of said Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) and running thence North on the West line of said Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) seven hundred sixty three and six-tenths (763.6) feet to the point of beginning, thence East one thousand forty one and six-tenths (1041.6) feet, thence North five hundred forty one (541.0) feet, thence North 89° 21' West six hundred fifty one and two-tenths (651.2) feet, thence North 61° 39' West four hundred forty three and six-tenths (443.6) feet, thence South seven hundred fifty nine (759.0) feet to the point of beginning

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 20, 2026.

Beverly J. Pitcher, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 20, 2026 by Beverly J. Pitcher, a single person.

JANE E. HANSON
Commission Number 791553
My Commission Expires
August 12, 2027

Signature of Notary Public

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