Recorded: 10/21/2026 at 8:10:56.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $319.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3092

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704
Taxpayer Information: Daniel Hogan and Cindy Hogan, 2707 207th Ave, Manchester, IA 52057
Return Document To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, KGM Property, LLC, an Iowa limited liability company, does hereby Convey to Daniel Hogan and Cindy Hogan, 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 2026-53, Part of the NW ¼ - NE ¼, in Section 35, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2026, Page 2699.

The Grantor does hereby covenant with grantee, and successor 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: October 20, 2026.

KGM Property, LLC

Dorrance Hogan, Manager

STATE OF IOWA, COUNTY OF BUCHANAN:

This instrument was acknowledged before me on this 20 day of October, 2026, by Dorrance Hogan, Manager of KGM Property, LLC, an Iowa limited liability company.

ANDREW J HAUBER
Notarial Seal - Iowa
Commission Number 784331
My Commission Expires May 30, 2029

Notary Public