Recorded: 10/22/2026 at 1:33:26.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $266.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3113

Prepared By/Return To: Brennan B. Eddie, 801 Grand Avenue, Suite 3700, Des Moines, Iowa 50309; (515) 246-4542
Taxpayer: Justin D. Nieman, Trustee, 2587 262nd Ave., Delhi, IA 52223

WARRANTY DEED

This transfer is being made before confirmation of a plan of reorganization in grantor's pending bankruptcy case. For the consideration of One Dollar ($1.00) and other valuable consideration, **RICK J. MORMANN A/K/A RICK MORMANN AND RICKEY J. MORMANN**, a single individual, does hereby convey to **Justin D. Nieman, Trustee of the Justin D. Nieman Trust dated June 22, 2022**, the following described real estate in Delaware County, Iowa:

> Parcel 2026-61 Of The North Quarter Of The Northwest Quarter Of The Southwest Quarter Of Section 27, Township 89 North, Range 4 West Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2026, Page 2075.
>
> All subject to easements and restrictions 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 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: 10-20-26

Rick J. Mormann a/k/a Rick Mormann and
Rickey J. Mormann,
a single individual

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on 10-20-2026, by Rick J. Mormann a/k/a Rick Mormann and Rickey J. Mormann, a single individual.

NOTARIAL SEAL IOWA
MATTHEW GOERDT
Commission Number 196204
My Commission Expires
5-4-2028

Signature of Notary Public