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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: Muller Real Estate, LLC, 16203 188th St., Manchester, IA 52057

Return Document To: Muller Real Estate, LLC, 16203 188th St., Manchester, IA 52057

Grantors: Zachary A. Muller and Breanna Recker

Grantees: Muller Real Estate, LLC

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, Zachary A. Muller and Breanna Recker, husband and wife, do hereby Convey to Muller Real Estate, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The East seventy (70.0) feet of the South one hundred twenty four (124.0) feet of Lot One (1) of Wm. Acers Subdivision of part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty (20), Township Eighty Nine (89) North Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 15 L.D., Page 413.

This deed is exempt according to Iowa Code 428A.2(21).

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 23, 2026.

Zachary A. Muller, Grantor

Breanna Recker, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 23, 2026 by Zachary A. Muller and Breanna Recker.

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

Signature of Notary Public

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