Recorded: 11/3/2026 at 11:34:19.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $87.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3237

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704
Taxpayer Information: Joseph R. Heyer and Christine K. Heyer, 3133 Springville Rd., Springville, IA 52336
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, Achinback Waterfront Subdivision, LLC, an Iowa Limited Liability Company, does hereby Convey to Joseph R. Heyer and Christine K. Heyer, 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:

Lot Forty Two (42) of Schmidt's Farm & Lake Second Subdivision, a Subdivision of Parcel 2017-86 in Sec. 23 and Sec. 26 all in T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2022, Page 3193.

(The grantee, by accepting this Warranty Deed and recording same, hereby confirms, affirms, ratifies, acknowledges, accepts, and agrees to be bound by all of the Declaration of Covenants, Conditions, and Restrictions Concerning Schmidt's Farm & Lake Subdivision as set forth in the Declaration recorded with the Recorder of Delaware County, Iowa, on October 4, 2021, and as shown in Book 2021, Page 3465, and Amendment to said Declaration recorded with the Recorder of Delaware County, Iowa, on January 5, 2022, in Book 2022, Page 57 and the Declaration of Private Road Agreement and Private Road Maintenance as set forth in the Declaration recorded with the Recorder of Delaware County, Iowa, on November 4, 2021, and as shown in Book 2021, Page 3894.)

***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 does hereby covenant 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: ~~November~~ October 30, 2026.

Achinback Waterfront Subdivision, LLC

Edward E. Schmidt, Manager

Patricia A. Dede, Manager

STATE OF IOWA; COUNTY OF BUCHANAN:

This instrument was acknowledged before me on ~~November~~ October 30, 2026, by Edward E. Schmidt, Manager of Achinback Waterfront Subdivision, LLC, an Iowa Limited Liability Company.

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

Notary Public

STATE OF IOWA; COUNTY OF BUCHANAN:

This instrument was acknowledged before me on ~~November~~ October 30, 2026, by Patricia A. Dede, Manager of Achinback Waterfront Subdivision, LLC, an Iowa Limited Liability Company.

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

Notary Public