Recorded: 11/3/2026 at 3:06:51.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $77.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3240

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Todd J. Bildstein and Chad M. Bildstein, 1003 2nd Avenue SE, Dyersville, IA 52040

Return Document To: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040

Grantors: Todd J. Bildstein as trustee of Edward R. Bildstein Trust dated January 14, 2026

Grantees: Todd J. Bildstein and Chad M. Bildstein

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Todd J. Bildstein, Trustee of the Edward R. Bildstein Trust dated January 14, 2026, does hereby Convey to Todd J. Bildstein, a married person, and Chad M. Bildstein, a married person, as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2026-59 In The SW ¼ Of The SE ¼ And SE ¼ Of The SE ¼ Of Section 15-T89N-R3W Delaware County, Iowa, according to plat recorded in Book 2026, Page 1870

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 grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: November 3, 2026.

Edward R. Bildstein Trust
dated January 14, 2026

By _____
Todd J. Bildstein, as Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on November 3, 2026, by Todd J. Bildstein, Trustee of the above-entitled trust.

CAROLYN DAVIS
Commission Number 833618
My Commission Expires
August 9, 2027

_____
Signature of Notary Public

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