Recorded: 11/5/2026 at 12:08:10.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $447.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3262

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, Iowa 52233, (319) 362-3640
Return Document/Address Tax Statement: Gregory M. Carroll and Pamela S. Carroll, 3286 180th Avenue, Ryan, IA 52330

WARRANTY DEED – JOINT TENANCY

For the consideration of One Dollar(s), and other valuable consideration, Robyn Lynn Berg f/k/a Robyn Janey f/k/a Robyn Lynn Janey, a single person, does hereby convey to Gregory M. Carroll and Pamela S. Carroll, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in **Delaware County**, Iowa:

Parcel A, Part Of The SW ¼ - SW ¼ Sec. 28, T87N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 1999, Page 3945

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

This transaction is not exempt from the requirement to submit a groundwater hazard statement.

Grantor does hereby covenant 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. 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: November 4th, 2026.

Robyn Lynn Berg

STATE OF IOWA COUNTY OF Delaware) ss:

This record was acknowledged before me this 4th day of November, 2026, by Robyn Lynn Berg f/k/a Robyn Janey f/k/a Robyn Lynn Janey, a single person.

Notary Public in and for State of Iowa

NOTARIAL SEAL IOWA
HEATHER ASWEGAN
Commission Number 795775
My Commission Expires
June 27, 2028