Recorded: 11/9/2026 at 11:15:18.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $295.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3292

Return To & Taxpayer: David Herman and Betty Herman, 909 W Marion Street, Manchester, IA 52057
Preparer: Jeffrey E. Hiatt, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Brock Hillers, a single person, does hereby Convey to David Herman and Betty Herman, 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:

Lot Six Hundred Sixteen (616), Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285

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.

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: 7 Nov 2026 Brock Hillers

Brock Hillers, Grantor

STATE OF Iowa, COUNTY OF Clayton

This record was acknowledged before me on 7 Nov, by Brock Hillers, a single person.

PATRICK B. DILLON
Commission Number 726786
My Commission Expires
February 6, 2028

Signature of Notary Public