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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $375.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704
Taxpayer Information: William H. Hults, 117 Circle Drive, Manchester, IA 52057
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, Joyce Burington, a single person, does hereby Convey to William H. Hults, the following described real estate in Delaware County, Iowa:

Lot Ten (10) of Ungs Subdivision of part of Lots Eleven (11), Twelve (12), and Fourteen (14) of the Subdivision of the North one-half (N ½) of the Southeast Quarter (SE ¼) and the South one-half (S ½) of the Northeast Quarter (NE ¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book 2 Plats, Pages 70-71; also the North fifteen and ninety five hundredths (15.95) feet of that part of Lot Fourteen (14) of the Subdivision of part of the North one-half (N ½) of the Southeast Quarter (SE ¼) and the South one-half (S ½) of the Northeast Quarter (NE ¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. according to plat recorded in Book A Plats, Page 6, described as commencing two hundred forty (240) feet East of the Southeast corner of Lot Fifteen (15) of said Subdivision, and running thence East one hundred twenty five and eighty two one-hundredths (125.85) feet, thence North one hundred fifty (150) feet, thence West one hundred twenty five and eighty two one-hundredths (125.82) feet, thence South one hundred fifty (150) feet to the point of beginning.

***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 13, 2026

Joyce Burington, Grantor

STATE OF IOWA, COUNTY OF Delaware:

This instrument was acknowledged before me on November 13, 2026, by Joyce Burington, a single person.

Notary Public

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