Recorded: 2/20/2024 at 8:17:24.0 AM
County Recording Fee: $37.00
Iowa E-Filing Fee: $3.69
Combined Fee: $40.69
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 375

Prepared by Travis J. Schroeder: Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Charles J. and Paula K. Wilgenbusch: 2557 140th Ave., Ryan, IA 52330

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **CHARLES J. WILGENBUSCH** also known as Charles Wilgenbusch and **PAULA K. WILGENBUSCH** also known as Paula Wilgenbusch, husband and wife, do hereby convey an undivided one-half interest to **CHARLES J. WILGENBUSCH** and **PAULA K. WILGENBUSCH, AS CO-TRUSTEES OF THE CHARLES J. WILGENBUSCH REVOCABLE TRUST DATED FEBRUARY 16, 2024,** as it may be amended from time to time, and an undivided one-half interest to **PAULA K. WILGENBUSCH** and **CHARLES J. WILGENBUSCH, AS CO-TRUSTEES OF THE PAULA K. WILGENBUSCH REVOCABLE TRUST DATED FEBRUARY 16, 2024,** as it may be amended from time to time, as tenants in common, in and to the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 2),

together with and subject to easements, covenants, conditions and restrictions of record.

Grantors do hereby covenant with grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

This deed represents a transfer of real estate for consideration less than $500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

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: February 16, 2024

CHARLES J. WILGENBUSCH

PAULA K. WILGENBUSCH

STATE OF IOWA, COUNTY OF JOHNSON, ss:

This instrument was acknowledged before me on the 16th day of February, 2024, by **CHARLES J. WILGENBUSCH** and **PAULA K. WILGENBUSCH**, husband and wife.

TRAVIS J. SCHROEDER
Commission Number 759742
My Commission Expires
August 25, 2024

Notary Public in and for said State
My Commission Expires: August 25, 2024

EXHIBIT "A"
LEGAL DESCRIPTION

The West One-half (W½) of the Southeast Quarter (SE¼) and the East One-half (E½) of the Southwest Quarter (SW¼) of Section Ten (10), Township Eighty-eight (88) North, Range Six (6) West of the Fifth P. M., and the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of Section Ten (10), Township Eighty-eight (88) North, Range Six (6), West of the Fifth P.M, Delaware County, Iowa;

AND

The South One-half (S½) of the Northwest Quarter (NW¼), the South Twenty and One-Tenth (20.1) acres of the North One-half (N½) of the Northwest Quarter (NW¼) on the South side of the Railroad, of Section Thirty Five (35); and that part of the East One-half (E½) of the Northeast Quarter (NE¼) lying South of the Dubuque and Sioux City Railroad Right-of-Way, of Section Thirty Four (34); all in Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M., except Parcel C part of the S½ - NW¼ Sec. 35, T89N, R6W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2007, Page 3289;

AND

That part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Twenty-Two (22), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M., described as beginning at the Northeast corner of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of said Section Twenty Two (22), thence South Eight Hundred Seventy Five (875) feet along the East line of said Northeast Quarter (NE¼) of the Southeast Quarter (SE¼), thence West Two Hundred Ninety Two (292) feet, thence North Eight Hundred Seventy Five (875) feet to the North line to the of said Northeast Quarter (NE¼) of the Southeast Quarter (SE¼), thence East Two hundred Ninety Two (292) feet along said North line to the point of beginning. The East line of said Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) is assumed to bear due North and South;

AND

An undivided one-half interest in and to:
Lot Four (4) and that part of Lot Twenty Eight (28) described as commencing at the Northernmost corner of said Lot Four (4) and running thence Westerly along the Northerly line of Lot Four (4) One Hundred Twenty Five (125.0) feet, thence Northerly at right angles to preceding line Thirty (30.0) feet, thence Easterly at right angles to preceding line One Hundred Twenty Five (125.0) feet, thence Southerly at right angles to preceding line Thirty (30.0) feet to the point of beginning, in Stone's First Addition to Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 90; same being a part of the South One-half (S½) of the Northwest Quarter (NW¼) of Section Twenty Five (25), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa.