Recorded: 2/14/2025 at 2:01:08.0 PM
County Recording Fee: $32.00
Iowa E-Filing Fee: $3.00
Combined Fee: $35.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 414

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704
Taxpayer Information: Loras B. Monaghan Revocable Trust U/A dated February 14, 2025, 2589 Hwy 13, 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, Loras B. Monaghan a/k/a Loras Monaghan and Brenda K. Monaghan, husband and wife, do hereby Convey **an undivided one-half interest** to the Loras B. Monaghan Revocable Trust U/A dated February 14, 2025 and **an undivided one- half interest** to the Brenda K. Monaghan Revocable Trust U/A dated February 14, 2025the following described real estate in Delaware County, Iowa:

***See Addendum A**

***This deed is exempt according to Iowa Code 428A.2(21).**

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.

The undersigned, Grantors of the revocable trusts named above, hereby confirm that the undersigned constitutes the sole lifetime beneficiaries of said trusts and that they retain the full control and possession of the real property described herein. Said property includes or is the personal residence of the undersigned prior to and after it was conveyed to said trusts.

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

Dated: February 14, 2025

Loras B Monaghan
Loras B. Monaghan a/k/a Loras Monaghan, Grantor

Brenda K. Monaghan
Brenda K. Monaghan, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This instrument was acknowledged before me on February 14, 2025, by Loras B. Monaghan a/k/a Loras Monaghan and Brenda K. Monaghan, husband and wife.

Notary Public

BRIAN C. EDDY
Commission Number 737709
My Commission Expires
November 16, 2026

ADDENDUM A
Legal Description

The Southwest fractional Quarter of the Southwest Quarter of Section Nineteen (19) and the Northwest fractional Quarter of the Northwest Quarter and the East one-half of the Northwest fractional Quarter of Section Thirty (30), all in Township Eighty-Eight (88) North, Range Five (5), West of the Fifth P.M., and the East one-half of the Southeast Quarter of Section Twenty-Four (24), except commencing at the intersection of the West line of the right-of-way. of Iowa Highway No, 13 and the South line of the public highway running East and West through the center of said Section Twenty Four (24), thence South along the West side of said Highway No. 13 twelve and one-fourth rods, thence West twelve and one-fourth rods, thence North twelve and one-fourth rods to the South line of said public highway running East and West, thence East along the South line of said highway twelve and one-fourth rods to the place of beginning; and the Northeast Quarter of the Northeast Quarter, and the South one-half of the Northeast Quarter of Section Twenty Five (25), except the South fifteen (15) rods of the East thirty two (32) rods of the Southeast Quarter of the Northeast Quarter; all in Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M.; except those parts conveyed to the State of Iowa by Warranty Deeds recorded in Book 95 L.D., Page 187 and in Book 96 L.D., Page 2021; except Parcel A in the Southeast ¼ of the Northeast ¼ and in the Northeast ¼ of the Southeast ¼ of Section 25, Township 88 North, Range 6 West of the 5th P.M., Delaware County, Iowa, as described in Plat of Survey recorded in Book 2009, Page 4633, in the records of the Delaware County, Iowa Recorder and except Parcel B in the Southeast ¼ of the Northeast ¼ of Section 25, Township 88 North, Range 6 West of the 5th P.M., as described in Plat of Survey in Book 2010, Page 3328, in the records of the Delaware County, Iowa Recorder, and

The Southwest Fractional Quarter of the Northwest Quarter of Section Thirty (30), Township Eight-Eight (88) North, Range Five (5), West of the 5th P.M., except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 94, L.D., Page 255, and

That part of the Northeast ¼ of the Southeast ¼ of Section 24, Township 88 North, Range 6, West of the 5th P.M., described as commencing at the interest of the centerline of Primary Road No. 13 with the centerline of the secondary road, thence S0°28¾'E 219.1 feet along said centerline of Primary Road No. 13, thence S89°31¼'E 85.0 feet to the point of beginning, thence N89°24¼'W 130.9 feet along a fence line, thence N0°07¼'E 173.9 feet, along a fence line, to the southerly right of way line of the secondary road, thence S89°51¾'E 59.1 feet along said southerly right of way line, thence S45°10¼'E 99.5 feet, thence S0°28¾'E 105.0 feet to the point of beginning. The centerline of said Primary Road No. 13 is assumed to bear S0°28¾'E.