Recorded: 2/18/2025 at 8:16:29.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 423

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704
Taxpayer Information: Steven J. Buesing Revocable Trust U/A dated February 7, 2025, 18502 223rd Street, Manchester, IA 52057
Return Document To: Stephanie A. Sailer 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, Steven J. Buesing and Abby R. Buesing a/k/a Abigail R. Buesing, husband and wife, do hereby Convey **an undivided one-half interest** to the Steven J. Buesing Revocable Trust U/A dated February 7, 2025, and **an undivided one-half interest** to the Abigail R. Buesing Revocable Trust U/A dated February 7, 2025, the following described real estate in Delaware County, Iowa:

Lot Eleven (11) of Windy Hollow A Subdivision Of Part Of the NE Fr. ¼ And Part Of The SE ¼, Section 4, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2000, Page 1238.

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

The Grantor(s) 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, Grantor(s) of the revocable trust(s) named above, hereby confirm(s) that the undersigned constitutes the sole lifetime beneficiary(ies) of said trust(s) and that he/she/they retain(s) 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 trust(s).

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

Dated: February 7, 2025

Steven J. Buesing, Grantor

Abby R. Buesing a/k/a
Abigail R. Buesing, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This instrument was acknowledged before me on February 7, 2025, by Steven J. Buesing and Abby R. Buesing a/k/a Abigail R. Buesing, husband and wife.

STEPHANIE SAILER
Notarial Seal - Iowa
Commission Number 792943
My Commission Expires Oct 29, 2027

Notary Public