Recorded: 2/19/2025 at 11:15:15.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.22
Combined Fee: $15.22
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 440

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 Statement to: Joel M. & Pamela J. Schmidt: 20060 Stone Briar Court, Dyersville, IA 52040-8700

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **JOEL M. SCHMIDT** also known as Joel Schmidt and **PAMELA J. SCHMIDT** also known as Pamela S. Schmidt, husband and wife, do hereby convey an undivided one-half interest to **JOEL M. SCHMIDT, AS TRUSTEE OF THE JOEL M. SCHMIDT REVOCABLE TRUST DATED FEBRUARY 19, 2025,** as it may be amended from time to time, and an undivided one-half interest to **PAMELA J. SCHMIDT, AS TRUSTEE OF THE PAMELA J. SCHMIDT REVOCABLE TRUST DATED FEBRUARY 19, 2025,** 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:

LOT THREE (3) OF HICKORY HILLS ESTATES A SUBDIVISION OF LOT ONE (1) OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2000, PAGE 2407, AND AMENDED PLAT RECORDED IN BOOK 2001, PAGE 1082,

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 19, 2025

JOEL M. SCHMIDT

PAMELA J. SCHMIDT

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 19th day of February, 2025, by **JOEL M. SCHMIDT** and **PAMELA J. SCHMIDT**, husband and wife.

TRAVIS SCHROEDER
Commission Number 759742
My Commission Expires
August 25, 2027

Notary Public in and for said State
My Commission Expires: August 25, 2027