Recorded: 2/24/2025 at 12:42:07.0 PM
County Recording Fee: $57.00
Iowa E-Filing Fee: $4.06
Combined Fee: $61.06
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 480

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 to Raymond J. Schlarmann, Jr.: 3364 Rockville Road, Worthington, IA 52078

TRUSTEE WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **RAYMOND J. SCHLARMANN, JR., AS SUCCESSOR TRUSTEE OF THE MARLENE M. SCHLARMANN REVOCABLE TRUST ORIGINALLY EXECUTED APRIL 27, 1996 AS AMENDED AND RESTATED ON JUNE 19, 2023,** does hereby convey to **RAYMOND J. SCHLARMANN, JR., AS TRUSTEE OF THE MARLENE M. SCHLARMANN FAMILY TRUST CREATED UNDER THE MARLENE M. SCHLARMANN REVOCABLE TRUST ORIGINALLY EXECUTED APRIL 27, 1996 AS AMENDED AND RESTATED ON JUNE 19, 2023**, the following described real estate in Delaware County, Iowa:

An undivided one-half interest in and to:
See Exhibit "A" attached hereto and incorporated herein by reference,

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

Grantor hereby assigns to Grantee all of grantor's right, title and interest as Vendor pursuant to the Real Estate Contracts described on Exhibit "B" attached hereto and incorporated herein by reference.

The grantor hereby covenants with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantee all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantee is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

This deed represents a transfer of real estate, being a distribution from a trust without additional consideration and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(20), 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 the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: February 10, 2025

RAYMOND J. SCHLARMANN, JR., SUCCESSOR TRUSTEE OF THE MARLENE M. SCHLARMANN REVOCABLE TRUST ORIGINALLY EXECUTED APRIL 27, 1996 AS AMENDED AND RESTATED ON JUNE 19, 2023

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me this 10th day of February, 2025 by **RAYMOND J. SCHLARMANN, JR., AS SUCCESSOR TRUSTEE OF THE MARLENE M. SCHLARMANN REVOCABLE TRUST ORIGINALLY EXECUTED APRIL 27, 1996 AS AMENDED AND RESTATED ON JUNE 19, 2023.**

TRAVIS SCHROEDER
NOTARIAL SEAL
IOWA
Commission Number 759742
My Commission Expires
August 25, 2027

Notary Public in and for said State
My Commission Expires: 8-25-2027

EXHIBIT "A"
LEGAL DESCRIPTION

The South ½ of the NE ¼ of Section 20 and the SE ¼ of the NW ¼ of Section 21, all in Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa;

AND

The South 1/8 of the SE ¼ of Section 15, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa;

AND

The North ½ of the NE ¼, EXCEPT the West 659 feet of the South 458 feet thereof; and The North ½ of the SE ¼ of the NE ¼ and the East ¾ of the SE ¼, all in Section 22, Township 88 North, Range 3 West of the 5th P.M.,

AND

The West ½ of the SW ¼ of Section 23, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa;

AND

Lot 10R a replat of the NW ¼ of the SE ¼ of Section 24, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa, EXCEPT the West 330.0 feet of the North 164.0 feet thereof, according to the plat included in Agreement recorded in Book P Misc, Page 142, of the records of the Delaware County, Iowa, Recorder.

Lot Six of the Plat of North Fork Farm Subdivision, a Subdivision of the East ½ of the SE ¼ and part of the SE ¼ of the NE ¼, Section 24, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 113;

AND

That part of the SW ¼ of the SE ¼ of Section 24, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa, lying East of the North Fork of the Maquoketa River;

AND

The South 600 feet of the NW ¼ of the NW ¼ of Section 17, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa.

EXHIBIT "B"
REAL ESTATE CONTRACTS

Real Estate Contract dated May 1, 2023 and recorded on May 26, 2023 in Book 2023 at Page 1151, of the records of the Delaware County, Iowa, Recorder;

AND

Real Estate Contract Real Estate Contract dated May 1, 2023 and recorded on May 26, 2023 in Book 2023 at Page 1153, of the records of the Delaware County, Iowa, Recorder;

AND

Real Estate Contract dated May 1, 2023 and recorded on May 26, 2023 in Book 2023 at Page 1157, of the records of the Delaware County, Iowa, Recorder;

AND

Real Estate Contract dated May 1, 2023 and recorded on May 26, 2023 in Book 2023 at Page 1159, of the records of the Delaware County, Iowa, Recorder.