Recorded: 3/6/2025 at 1:58:55.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 583

Return To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Tel: 319-334-3704
Taxpayer: Rose Schaffer, 213 E 2nd Street, PO Box 56, Greeley, IA 52050
Preparer: 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, Rose Schaffer, an unremarried widow, does hereby Convey to Rose Schaffer, life use, with remainder interest to Michelle Lubben, Marcia Smith, and Michael Schaffer, as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel "F" being part of the Northwest Quarter of the Northeast Quarter (NW ¼-NE ¼) of Section 29, Township 90 North, Range 4 West of the Fifth Principal Meridian, in the Town of Greeley, Delaware County, Iowa, according to plat recorded in Book 2001, Page 3573; and

Parcel "E" being part of the Northwest Quarter of the Northeast Quarter (NW ¼ -NE ¼) of Section 29, Township 90 North, Range 4 West of the Fifth Principal Meridian, in the Town of Greeley, Delaware County, Iowa according to plat recorded in Book 1999, Page 4335.

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

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons 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.

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: March 3, 2025.

Rose Schaffer, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN:

This record was acknowledged before me on March 3, 2025, by Rose Schaffer, an unremarried widow.

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

Signature of Notary Public