Recorded: 3/6/2025 at 1:59:48.0 PM
County Recording Fee: $27.00
Iowa E-Filing Fee: $3.00
Combined Fee: $30.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 584

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704
Taxpayer Information: Richard T. Quint Revocable Trust U/A dated March 3, 2025, 1683 330th Street, Coggon, IA 52218
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, Richard T. Quint and Jane M. Quint, husband and wife, do hereby Convey **an undivided one-half interest** to the Richard T. Quint Revocable Trust U/A dated March 3, 2025 and **an undivided one- half interest** to the Jane M. Quint Revocable Trust U/A dated March 3, 2025, the 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: March 3, 2025

Richard T. Quint
Richard T. Quint, Grantor

Jane M. Quint
Jane M. Quint, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This instrument was acknowledged before me on March 3, 2025, by Richard T. Quint and Jane M. Quint, husband and wife,

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

Brian C. Eddy
Notary Public

ADDENDUM A
Legal

The East Half of the Northeast Quarter of Section 31, Township 87 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa, and

The North one-half of the Northeast Quarter of Section Thirty Four, Township Eight Seven North, Range Six, West of the Fifth P.M., except Parcel C, A Part of the NE 1/4 NE 1/4 of Section 34, Township 87 North, Range 6 West of the 5th P.M., Delaware County, Iowa, according to the plat recorded in Book 2000, Page 2251, now known as Parcel D and Parcel E, according to plat recorded in Book 2001, Page 3117, and also except Parcel G a part of the NE 1/4 NE 1/4 of Section 34, Township 87 North, Range 6 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2004, Page 4808, and

East Half of the Southeast Quarter of Section 30, Township 87 North, Range 5, West of the 5th P.M., Delaware County, Iowa.