Recorded: 3/31/2025 at 2:42:03.0 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: 801

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Joshua P. Weidemann, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, IA 52001, Tel: (563) 557-8400 (anm)

Taxpayer Information:
Daniel L. White Trust dated March 31, 2025, and Kay A. White Trust dated March 31, 2025, 2899 332nd Avenue, Worthington, IA 52078

Return Document To:
Joshua P. Weidemann, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, Iowa 52001

Grantors:
Daniel L. White
Kay A. White

Grantees:
Daniel L. White, Trustee of the Daniel L. White Trust dated March 31, 2025
Kay A. White, Trustee of the Kay A. White Trust dated March 31, 2025

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other valuable consideration, Daniel L. White and Kay A. White, husband and wife, do hereby Convey an undivided one-half interest to Daniel L. White, Trustee of the Daniel L. White Trust dated March 31, 2025, and an undivided one-half interest to Kay A. White, Trustee of the Kay A. White Trust dated March 31, 2025, the following described real estate in Delaware County, Iowa:

See the legal description attached as "Exhibit A".

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 31, 2025.

Daniel L White
Daniel L. White, Grantor

Kay A White
Kay A. White, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on March 31, 2025, by Daniel L. White and Kay A. White.

JOSHUA P. WEIDEMANN
Commission Number 731294
My Commission Expires
4-23-24

Signature of Notary Public

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EXHIBIT A

Legal Description

Parcel B Comprised of the SW¼ of the SW¼, Section 1, T87N, R3W of the 5th P.M. And part of the SE¼ SE¼ and part of the SW¼ SE¼, Section 2, T87N, R3W of the 5th P.M., Delaware County, Iowa, according to the plat recorded in Book 2000, Page 2726, subject to roadway and easements of record; grantors, for themselves and their successors in interest, hereby specifically reserve a perpetual ingress and egress roadway easement, 33 feet in width as shown as Easement A on the above-described plat, with such easement and certain contractual terms being covenents running with the title to the land conveyed herein; such terms are: (a) maintenance and repair of the roadway easement, and of encroachments such as trees, shall be the sole responsibility of Grantees and their successors in interest, except that Grantors and their successors in interest shall furnish fifteen (15) tons of rock for the roadway each calendar year; (b) Grantees and their successors in interest shall be responsible for all fencing of all boundaries of the conveyed property, and shall maintain all fence lines free of all brush and three limbs extending beyond the fence lines into adjoining real estate owned by Grantors and their successors in interest;