Recorded: 7/16/2025 at 11:33:50.0 AM
County Recording Fee: $37.00
Iowa E-Filing Fee: $3.00
Combined Fee: $40.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1871

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Judith O'Donohoe, 116 North Main Street, PO Box 307, Charles City, IA 50616, Tel: 641-228-8054

Taxpayer Information: Peter A. & Denise M. Larkin, 303 South Water Street, New Hampton, IA 50659

Return Document To: Judith O'Donohoe, 116 North Main Street, PO Box 307, Charles City, Iowa 50616

Grantors: Peter A. Larkin and Denise M. Larkin

Grantees: Kelly A. Larkin, Ryan M. Larkin and Sean P. Larkin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Peter A. Larkin a/k/a Peter Larkin and Denise M. Larkin a/k/a Denise Larkin, husband and wife, do hereby Convey to Kelly A. Larkin, Ryan M. Larkin and Sean P. Larkin, as tenants in common, the following described real estate in Delaware County, Iowa:

LOT TWO (2) OF THE PLAT OF THE SUBDIVISION OF THE SE ¼ OF THE SW ¼ AND PART OF THE SW ¼ OF THE SW ¼ ALL IN SECTION 29, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA. TO BE KNOWN AS BACON FARM, ACCORDING TO PLAT RECORDED IN BOOK 5 PLATS, PAGE 55.
Parcel No.: 370290001010

ALL THAT PART OF THE NORTHEAST QUARTER (NE ¼) OF NORTHEAST QUARTER (NE ¼) OF SECTION ELEVEN (11), LYING EAST OF RAILROAD RIGHT OF WAY, AND THAT PART OF THE NORTHWEST QUARTER (NW ¼) OF NORTHWEST QUARTER (NW ¼) OF SECTION TWELVE (12) THAT LIES WEST OF IOWA PRIMARY HIGHWAY #38, ALL IN TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M., IN DELAWARE COUNTY, IOWA.
Parcel No.: 370110002200 & 410129900400

THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TEN (10), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH (5TH) P.M., IN DELAWARE COUNTY, IOWA.
Parcel No.: 370100000700

Grantors expressly reserve a life estate in the above-described property for the remainder of their lives or until such time as they no longer wish to or are unable to reside in or upon the property. Upon the expiration of the Grantors' reservation as set forth above, the ownership, possession, use, rents, revenues and profits of the above-described property shall revert to the Grantees.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

This deed is exempt according to Iowa Code 428A.2(11).

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.

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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: 7-15-25.

Peter A. Larkin, Grantor

Denise M. Larkin, Grantor

STATE OF IOWA, COUNTY OF CHICKASAW

This record was acknowledged before me on July 15, 2025 by Peter A. Larkin and Denise M. Larkin.

Signature of Notary Public

NOTARIAL SEAL IOWA
DANA L. JONES
Commission Number 765271
My Commission Expires
October 25, 2025