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Document 2025 2524 Type 03 001 Pages 2
Date 9/22/2025 Time 8:07:20AM
Rec Amt $12.00 Aud Amt $10.00
Rev Transfer Tax $303.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Bruce I. Schneider, 20179 258th St, Manchester, IA 52057

Return Document To: Jane E. Hanson, 401 E Main St, Manchester, Iowa 52057

Grantors: Bruce I. Schneider as trustee of Beverly L. Schneider Declaration of Trust dated May 31, 2002

Grantees: Bruce I. Schneider and Margie L. Schneider as co-trustees of Bruce I. Schneider Revocable Trust Agreement dated October 4, 2024

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Bruce I. Schneider, Trustee of Beverly L. Schneider Declaration of Trust dated May 31, 2002, does hereby Convey to Bruce I. Schneider and Margie L. Schneider, Co-Trustees of Bruce I. Schneider Revocable Trust Agreement dated October 4, 2024, the following described real estate in Delaware County, Iowa:

An undivided one-quarter interest in and to: The SW ¼ of the NE ¼ and the SE ¼ of the NW ¼ in Section 27, Township 88 North, Range 5 West of the Fifth P.M. and the South ½ of the NE ¼ and the North 20 acres of the SE ¼ in Section 16, Township 88 North, Range 5, West of the 5th P.M.

This deed in given in partial fulfillment of Real Estate Contract - Installments filed recorded March 2, 2012 in Book 2012, Page 719, as amended in Amendment to Real Estate Contract filed March 18, 2021 in Book 2021, Page 973

The grantor hereby covenants with grantees, 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 grantees 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 grantees 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.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: September 18, 2025.

Beverly L. Schneider Declaration of Trust dated May 31, 2002

By Bruce I. Schneider
Bruce I. Schneider, as Trustee

STATE OF IOWA, COUNTY OF DES MOINES

This record was acknowledged before me on September 18, 2025 by Bruce I. Schneider, Trustee of the above-entitled trust.

JANE E. HANSON
Commission Number 791553
My Commission Expires
August 12, 2027

Signature of Notary Public

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