Recorded: 9/25/2025 at 11:29:46.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2568

Prepared by: Mark R. Van Heukelom, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804, PHONE (319) 363-0101, FAX (319) 363-9824

Return to/Address tax statement: Marvin D. Gudenkauf, 2078 295th Street, Delhi, IA 52223

TRUSTEES' WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, JOANN METZ, JANICE LAWRENCE, and LINDA RINGGENBERG, as the Co-Trustees of the ANN E. GUDENKAUF TRUST U/D/O APRIL 4, 1995, as amended, do hereby convey its interest in and to the following described real estate located in Delaware County, Iowa, to MARVIN D. GUDENKAUF:

THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER (N ½ SE ¼) EXCEPT THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE ¼ SE ¼) THAT LIES WEST OF THE DIAGONAL ROAD RUNNING THROUGH SAID 40 ACRE PARCEL

ALL OF WHICH IS LOCATED IN SECTION ELEVEN (11), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FIVE (5), WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, SUBJECT TO ALL ROADWAYS AND EASEMENTS OF RECORD.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

This Deed is exempt from Transfer Tax and from filing a Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(22).

By acceptance and recording of this Deed, Grantee acknowledges that he is purchaser for value in good faith and without notice of any adverse claim and has relied on the Individual Trustees' Affidavit recorded with the Deed pursuant to Iowa Code Section 614.14.

The Grantors hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to 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 lawful claims of all persons, except as may be above stated.

The Grantors further warrant to the Grantee 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 Grantors the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the Trustees to the Grantee is effective and rightful; and that the Trustees know of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

This Deed was prepared at the request of the Grantor, without the benefit of a title search. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Dated: September 15, 2025

By: Joann Metz
JOANN METZ, Co-Trustee

STATE OF IOWA)
) ss:
COUNTY OF IOWA)

This instrument was acknowledged before me on September 15, 2025, by JOANN METZ as Co-Trustee of the ANN E. GUDENKAUF TRUST U/D/O APRIL 4, 1995, as amended.

NOTARIAL SEAL IOWA
ASHLEA ERIN MENTE
Commission No. 780566
My Commission Expires
September 27, 2029

Ashlea Erin Mente
Notary Public in and for said State

By: Janice Lawrence
JANICE LAWRENCE, Co-Trustee

STATE OF IOWA)
) ss:
COUNTY OF JONES)

This instrument was acknowledged before me on September 12, 2025, by JANICE LAWRENCE as Co-Trustee of the ANN E. GUDENKAUF TRUST U/D/O APRIL 4, 1995, as amended.

LISA R. STEVENS
Commission Number 720715
Iowa
My Commission Expires 7-9-2028
NOTARIAL SEAL

Lisa R. Stevens
Notary Public in and for said State

By: Linda S. Ringgenberg
LINDA S. RINGGENBERG, Co-Trustee

STATE OF Missouri)
) ss:
COUNTY OF Jackson)

This instrument was acknowledged before me on September 16th, 2025, by LINDA S. RINGGENBERG as Co-Trustee of the ANN E. GUDENKAUF TRUST U/D/O APRIL 4, 1995, as amended.

Beatrice A West
Notary Public in and for said State

BEATRICE I. WEST
Notary Public, Notary Seal
State of Missouri
Clay County
Commission # 15389997
My Commission Expires 04-03-2027