Recorded: 11/12/2025 at 2:25:55.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $2,966.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3055

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: James L. Shover and Joyce C. Shover, 3067 200th Avenue, Hopkinton, IA 52237

TRUSTEES' WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, JOANN METZ, JANICE LAWRENCE, and LINDA RINGGENBERG, Co-Trustees of the GERALD AND ANN GUDENKAUF TRUST U/D/O APRIL 4, 1995, as amended, do hereby convey all of its rights, title interest, estate, claim and demand in and to the following described real estate located in Delaware County, Iowa, to JAMES L. SHOVER and JOYCE C. SHOVER, Trustees of the JAMES L. SHOVER REVOCABLE TRUST dated November 2, 2017, and any amendments thereto, an undivided ½ interest, and to JOYCE C. SHOVER and JAMES L. SHOVER, Trustees of the JOYCE C. SHOVER REVOCABLE TRUST dated November 2, 2017, and any amendments thereto, an undivided ½ interest in:

THE NORTH ONE-HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼), AND THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TEN (10), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FIVE (5), WEST OF THE FIFTH P.M., EXCEPT PARCEL 2024-25 PART OF THE NW ¼ - SE ¼, SECTION 10, T87N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2024, PAGE 887.

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.

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.

By acceptance and recording of this Deed, Grantees acknowledge they are purchasers for value in good faith and without notice of any adverse claim and have relied on the Individual Trustees' Affidavit recorded with the Deed pursuant to Iowa Code Section 614.14.

The Grantors hereby covenant with Grantees, 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 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 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 Grantees 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.

Dated: November 10, 2025

GERALD AND ANN GUDENKAUF TRUST
U/D/O APRIL 4, 1995, as amended

By: _____
JOANN METZ, Co-Trustee

By: _____
JANICE LAWRENCE, Co-Trustee

By: _____
LINDA RINGGENBERG, Co-Trustee

STATE OF IOWA)
) ss:
COUNTY OF JONES)

This instrument was acknowledged before me on November 10, 2025, by JOANN METZ, JANICE LAWRENCE, and LINDA S. RINGGENBERG as Co-Trustees of the GERALD AND ANN GUDENKAUF TRUST U/D/O APRIL 4, 1995, as amended.

LISA R. STEVENS Commission Number 720375 Iowa My Commission Expires 7-9-2028 NOTARIAL SEAL

_____
Notary Public in and for said State