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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
AND SECTION 614.14 AFFIDAVIT

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Brian D. Francois and Joyce L. Francois, 1022 210th Street, Masonville, IA 50654

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

Grantors: Robert J. Francois Revocable Trust U/A dated July 21, 2022 and Olive Ann Francois Revocable Trust U/A dated July 21, 2022

Grantee: Brian D. Francois and Joyce L. Francois

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
AND SECTION 614.14 AFFIDAVIT

For the consideration of One Dollar(s) and other valuable consideration, Robert J. Francois, Trustee of the Robert J. Francois Revocable Trust U/A dated July 21, 2022 and Olive Ann Francois, Trustee of the Olive Ann Francois Revocable Trust U/A dated July 21, 2022, do hereby convey to Brian D. Francois and Joyce L. Francois, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Lot Six (6), Seven (7), Eight (8) and Nine (9) except that part of said Lot Nine described as commencing at the Northeast corner of said Lot Nine (9), thence South three and twenty six one hundredths (3.26) chains, thence West one and six tenths (1.6) chains, thence North three and twenty six one-hundredths (3.26) chains, thence East one and six tenths (1.6) chains to the beginning, all being in Masonville, Delaware County, Iowa, and the same being part of the Northeast Quarter (NE ¼) of Section Thirty One (31), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M. except Parcel "A" -A subdivision to Lot 6, City of Masonville, located in the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Thirty One (31), Township Eighty Nine (89) North, Range Six (6), West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 170.

This Deed is exempt pursuant to Iowa Code Section 428A.2(21)

The Grantor hereby warrants to Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple, 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 Grantors further depose and state that the Trustees personally know of all the following: That the trusts pursuant to which the transfer is made are duly executed and in existence; that to the knowledge of the Grantors, the persons creating the trusts were under no disability or infirmity at the time the trusts were created; that the Grantors are the presently existing Trustees of the Robert J. Francois Revocable Trust U/A dated July 21, 2022, and the Olive Ann Francois Revocable Trust U/A dated July 21, 2022 to which the above-described real estate was conveyed to the Trusts pursuant to instrument recorded on August 10, 2022, recorded in the office of the Delaware County Recorder in Book 2022, Page 2382, that the trusts are in existence, and the Grantors have good and lawful authority to sell and convey the real estate without any limitation or qualification whatsoever; 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 trusts 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.

[*signature page to follow*]

Dated: November 20, 2025.

Robert J. Francois Revocable Trust U/A dated July 21, 2022

By: Robert J. Francois, Trustee

STATE OF IOWA, Delaware COUNTY, ss:

Signed and sworn to (or affirmed) before me on November 20, 2025, by Robert J. Francois, Trustee of the Robert J. Francois Revocable Trust U/A dated July 21, 2022.

Signature of Notary Public

NOTARIAL SEAL IOWA
LETICIA M. TIMMERMAN
Commission Number 752824
My Commission Expires
June 15, 2026

Dated: November 20, 2025.

Olive Ann Francois Revocable Trust U/A dated July 21, 2022

By: Olive Ann Francois, Trustee

STATE OF IOWA, Delaware COUNTY, ss:

Signed and sworn to (or affirmed) before me on November 20, 2025, by Olive Ann Francois, Trustee of the Olive Ann Francois Revocable Trust U/A dated July 21, 2022.

Signature of Notary Public

NOTARIAL SEAL IOWA
LETICIA M. TIMMERMAN
Commission Number 752824
My Commission Expires
June 16, 2026