Recorded: 10/19/2026 at 9:17:05.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3071

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Joshua P. Weidemann, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, IA 52001, Tel: (563) 557-8400 (pan)

Taxpayer Information:
Scott A. Hermsen Trust dated October 16, 2026, and Deanne L. Hermsen Trust dated October 16, 2026, 2567 310th Avenue, Hopkinton, IA 52237

Return Document To:
Joshua P. Weidemann, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, Iowa 52001

Grantors:
Scott A. Hermsen
Deanne L. Hermsen

Grantees:
Scott A. Hermsen, Trustee of the Scott A. Hermsen Trust dated October 16, 2026
Deanne L. Hermsen, Trustee of the Deanne L. Hermsen Trust dated October 16, 2026

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other valuable consideration, Scott A. Hermsen and Deanne L. Hermsen, husband and wife, do hereby Convey an undivided one-half interest to Scott A. Hermsen, Trustee of the Scott A. Hermsen Trust dated October 16, 2026, and an undivided one-half interest to Deanne L. Hermsen, Trustee of the Deanne L. Hermsen Trust dated October 16, 2026, the following described real estate in Delaware County, Iowa:

Lot One (1) of the Plat of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) and Part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼), all in Section Twenty One (21), Township Eighty-Eight North (T88N), Range Three West (R3W) of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 141, subject to highway and easements of record.

This deed is exempt according to Iowa Code 428A.2(21).

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.

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: October 16, 2026.

Scott A. Hermsen, Grantor

Deanne L. Hermsen, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 16, 2026, by Scott A. Hermsen and Deanne L. Hermsen.

NOTARIAL SEAL IOWA
JOSHUA P. WEIDEMANN
Commission Number 731294
My Commission Expires
10/29/2028

Signature of Notary Public

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