Recorded: 10/29/2026 at 12:53:32.0 PM
County Recording Fee: $27.00
Iowa E-Filing Fee: $3.00
Combined Fee: $30.00
Revenue Tax: $927.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3195

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Theresa E. Hoffman, 620 Lafayette St, Ste. 300, Waterloo, IA 50703, Tel: 319-234-1766

Taxpayer Information: Patrick W. Schmitz, PO Box 245, Delhi, Iowa 52223

Return Document To: Theresa E. Hoffman, 620 Lafayette St, Ste. 300, Waterloo, IA 50703

Grantors: Theresa A. Schmitz as Trustee of the Theresa A. Schmitz Revocable Trust

Grantees: Patrick W. Schmitz

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Theresa A. Schmitz, Trustee of the Theresa A. Schmitz Revocable Trust U/A dated October 28, 2009, and Theressa A. Schmitz, successor Trustee of the Louis W. Schmitz Residuary Trust, does hereby Convey to Patrick W. Schmitz, the following described real estate in Delaware County, Iowa:

See Attached Exhibit "A" – Legal Description

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 this 29th day of October, 2026.

Theresa A. Schmitz Revocable Trust

By _____
Theresa A. Schmitz, as Trustee

STATE OF IOWA, COUNTY OF BLACK HAWK: ss.

This record was acknowledged before me on this 29th day of October, 2026, by Theresa A. Schmitz, Trustee of the above-entitled trust.

_____
Signature of Notary Public

JENNIFER R OESTERLE
COMMISSION NO. 199696
MY COMMISSION EXPIRES
DECEMBER 15, 2028

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Louis W. Schmitz Residuary Trust

By _____
Theresa A. Schmitz, as Trustee

STATE OF IOWA, COUNTY OF BLACK HAWK: ss.

This record was acknowledged before me on this 29th day of October, 2026, by Theresa A. Schmitz, Trustee of the above-entitled trust.

_____
Signature of Notary Public



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EXHIBIT "A"

ALL THE TRUST'S INTEREST IN:

LOT FOURTEEN (14) OF THE CEDARS SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION FOURTEEN (14), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE FIVE (5), WEST OF THE FIFTH PRINCIPAL MERIDIAN LYING EAST OF THE MAQUOKETA RIVER, ACCORDING TO PLAT RECORDED IN BOOK 2 PLATS, PAGES 91-92, SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD, AND PARCEL B, PART OF LOT 34 OF THE CEDARS SUB-DIVISION IN THE W ½ OF THE SE ¼ OF SECTION 14, TOWNSHIP 88 NORTH, RANGE 5 OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, PER PLAT RECORDED IN BK 8 PLATS PAGE 103.

AND

All lake frontage running to the middle of the Maquoketa River bed with regard to the following described real estate: Lot 14 of the Cedars Subdivision of that part of the Northwest Quarter of the Southeast Quarter of Section 14, Township 88 North, Range 5 West of the 5th P.M., lying East of the Maquoketa River according to plat recorded in Book 2 Plats, Page 91-92 of the Delaware County Recorder, Delaware County, Iowa, subject to the following covenants:

1. Same is subject to the existing flood plain rights and the grantees shall hold the grantors harmless with regard to flooding of the property conveyed.
2. Grantees and their successors are restricted from changing or altering lake frontage without the written permission of the grantors.

AND

PARCEL A; part of Lot Thirty-seven (37) and Part of Lot Thirty-four (34) of the Cedars Sub-Division in the West One-half (W ½) of the Southeast Quarter (SE ¼) of Section Fourteen (14), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 0.03 acres, as shown by Plat of Survey filed in the office of the Delaware County Recorder in Book 8, Page 103 on January 20, 1998, subject to easements of record and more specifically described by metes and bounds as follows:

COMMENCING at the Northerly Most Corner of Lot Fourteen (14) of the Cedars Sub-Division in the West One-half (W ½) of the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 2 of Plats, Page 92 in the office of the Delaware County Recorder.

THENCE along the Northeasterly Line of said Lot Fourteen (14) South 34° 20'00" East, 78.50 feet to the POINT OF BEGINNING;

THENCE North 54° 55'25" East to the Southwesterly Line of a 20 foot roadway 50.81 feet;

THENCE along the Southwesterly Line of said railroad South 37°10'55" East, to the Northerly Most Corner of Lot Thirty-seven (37), 25.17 feet;

THENCE along the Northeasterly extension of the Southeasterly Line of said Lot Fourteen (14), South 55°45'20" West, to the Easterly Most Corner of Lot Fourteen (14), 52.06 feet;

THENCE along the Northeasterly line of said Lot Fourteen (14), North 34°20'00" West, 24.37 feet to the POINT OF BEGINNING; containing a total of 0.03 acres and subject to easements of record.

The Northeasterly Line of Lot Fourteen (14) of the Cedars Sub-Division in the West One-half (W ½) Southeast Quarter (SE ¼) of Section Fourteen (14), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian is assumed to bear north 34°20'00" West.