

Recorded: 8/26/2022 at 2:57:46.0 PM
County Recording Fee: \$47.00
Iowa E-Filing Fee: \$3.88
Combined Fee: \$50.88
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2567

Prepared by: Kyle W. Wilcox, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Janet M. Woeste: 1390 190th Ave., Manchester, IA 52057

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **JANET M. WOESTE** also known as Janet Burbridge Woeste also known as Janet Woeste, a single person, does hereby convey an to **JANET M. WOESTE, AS TRUSTEE OF THE JANET M. WOESTE REVOCABLE TRUST DATED AUGUST 25, 2022**, as it may be amended from time to time, as tenants in common, in and to the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (pages 2-3),

together with and subject to easements, covenants, conditions and restrictions of record.

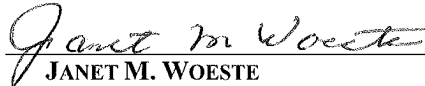
Grantor does hereby covenant with grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

This deed represents a transfer of real estate for consideration less than \$500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

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 for the status of the legal title to the property.

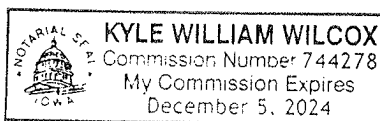
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 25, 2022


JANET M. WOESTE

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 25th day of August, 2022 by **JANET M. WOESTE**, a single person.



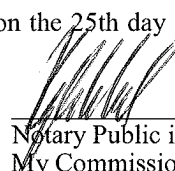

Notary Public in and for said State
My Commission Expires: 12/5/2024

EXHIBIT "A"
LEGAL DESCRIPTION

The NW ¼ of Section 26, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa, subject to public highway;

AND

An undivided one-half interest in and to the following parcels of real estate:

The Southwest Quarter of Section 22, Township 90 North, Range 5, West of the 5th P.M., Delaware County, Iowa.

AND

The North one-half of the Northeast Quarter of Section 21, Township 90 North, Range 5, West of the 5th P.M., Delaware County, Iowa.

AND

NW¼ of Section 6, Township 89 North, Range 4, West of the 5th P.M., Delaware County, Iowa, as indicated by the fence now running North and South through said Section on a line a little West of the center line of said Section as shown on plat recorded in Book 1 Plats, Page 148, located in Delaware County, Iowa.

Said real estate also being described as the Northwest fractional Quarter of Section 6, Township 89 North, Range 4, West of the 5th Principal Meridian, except that portion lying East of the fence now running North and South through said Section on a line a little West of the center of said Section as shown on plat recorded in Book 1 Plats, Page 148, located in Delaware County, Iowa;

AND

An undivided two-thirds interest in and to the following parcel of real estate:

Lot 1 of the Subdivision of the Northeast Quarter of Section 31, Township 90 North, Range 4, West of the Fifth P.M., according to Plat of record in Plat Book A, Page 117, otherwise described as the Northeast Quarter of Section 31, Township 90 North, Range 4, West of the 5th P.M., except a piece of land described as commencing on the North line of said Quarter 31 chains and 4414 links North, 89° 40 minutes West from Northeast corner on said quarter and running on same line and course which is the center of road, 8 chains 57 links, thence South 1° 18 minutes West on last said line 40 chains thirty six links to East and West Quarter line of said Section, thence South 89° and 34 minutes East on last said line 8 chains and 8114 links, thence North on last said line 40 chains 37 links to beginning; and also all that part of the Northwest Quarter of Section 32, Township 90 North, Range 4, West of the 5th P.M., lying West of the right-of-way of the Chicago, Milwaukee and St. Paul Railroad, formerly known as the Davenport and St. Paul Railroad, and containing in all 195 acres, more or less, all in Delaware County, Iowa;

AND

An undivided three-fourths interest in and to the following parcel of real estate:

All of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's 100 foot wide property, in, on, over and across the Northeast Quarter of the Northwest Quarter and the West One-half of the Northwest Quarter of Section 32, Township 90 North, Range 4 West, containing 6.36 acres of land, more or less.