

Recorded: 1/12/2023 at 9:59:51.0 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: 2023 PG: 94

Prepared by/return to:  
Mark R. Van Heukelom  
Bradley & Riley PC

P.O. Box 2804  
Cedar Rapids, IA 52406-2804

(319) 363-0101  
FAX (319) 363-9824

Address tax statement: Lois L. Freese, Trustee of the Lois L. Freese Revocable Trust  
502 Locust St., Monticello, IA 52310

## WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, LOIS L. FREESE, a single person, does hereby transfer and convey to LOIS L. FREESE, in her capacity as Trustee of the LOIS L. FREESE REVOCABLE TRUST U/D/O JANUARY 10, 2023, all of her right, title and interest in the real estate located in Delaware County, Iowa legally described as follows:

SEE EXHIBIT "A" ATTACHED.

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.

This deed is exempt from transfer tax and from filing a declaration of value and groundwater hazard statement pursuant to Iowa Code Section 428A.2(21).

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 whatsoever either for the accuracy of the legal description or the status of the title to the property.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that he 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 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.

Dated: January 10, 2023

Lois L. Freese  
LOIS L. FREESE, Grantor

STATE OF IOWA, COUNTY OF JONES ss:

This instrument was acknowledged before me on January 10, 2023, by LOIS L. FREESE, a single person.



Mark R. Van Heukelom  
Notary Public in and for said State

**EXHIBIT "A"**

**THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE THREE (3) WEST OF THE FIFTH PRINCIPAL MERIDIAN, EXCEPT ONE (1) SQUARE ROD IN THE SOUTHWEST CORNER THEREOF, AND INCLUDING ALL RIGHTS OF INGRESS AND EGRESS OVER THE WEST TWO (2) RODS OF THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼), SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE THREE (3) WEST OF THE FIFTH PRINCIPAL MERIDIAN.**

**AND**

**THE WEST HALF OF THE SOUTHWEST QUARTER (W ½ SW ¼) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE THREE (3) WEST OF THE FIFTH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM A STRIP OF LAND TWO (2) RODS WIDE EXTENDING ALONG THE WEST SIDE THEREOF AND EXCEPTING PARCEL 2021-110 THEREOF, ACCORDING TO THE PLAT RECORDED IN BOOK 2021, PAGE 3165, OF THE RECORDS OF THE DELAWARE COUNTY, IOWA RECORDER'S OFFICE.**