

Recorded: 4/20/2023 at 3:14:54.0 PM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 847

Return To: Thomas F. and Julie A. Schechtman, 2544 137th St, Earlville, IA 52041

Taxpayer: Thomas F. Schechtman and Julie A. Schechtman Revocable Trust, 2544 137th St, Earlville, IA 52041

Preparer: Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Phone: 563-744-3359



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Thomas F. Schechtman and Julie A. Schechtman, husband and wife, do hereby Convey to Thomas F. Schechtman and Julie A. Schechtman, Co-Trustees of The Thomas F. Schechtman and Julie A. Schechtman Revocable Trust Dated April 20, 2023, the following described real estate in Delaware County, Iowa:

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), except the West three and one-half (3 $\frac{1}{2}$) rods thereof; and the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty Two (22); and the South one-half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty Two (22); and that part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty Two (22) described as commencing at the Southeast corner thereof and running thence North twenty six (26) rods to the center of the highway, thence in a Southwesterly direction along the center of said highway to a point directly West of the place of beginning, thence East to the place of beginning; and that part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty Two (22) described as commencing at the Southwest corner thereof and running thence North twenty six (26) rods to the center of the highway, thence in a Northeasterly direction along the center of said highway to a point on the East line of said Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) which is seventy six (76) rods North of the Southeast corner of said Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), thence South to said Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), thence West to the place of beginning; and the North one-third (N $\frac{1}{3}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$); and the North one-half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty Seven (27); all in Township Ninety (90) North, Range Four (4), West of the Fifth P.M.;

and,

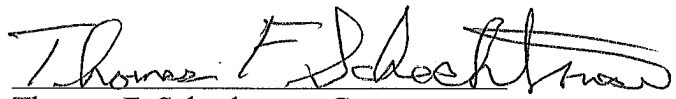
The East one-half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty One (21), and the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the West one-half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) and a strip of one-half ($\frac{1}{2}$) acre off the West side of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty Two (22), and the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty Seven (27), and the East one-half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty Eight (28), all in Township Ninety (90) North, Range Four (4), West of the Fifth P.M.

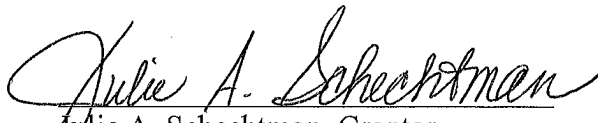
This deed is exempt according to Iowa Code 428A.2(21).

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.

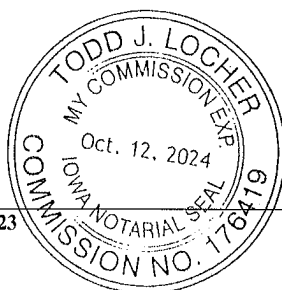
Dated: April 20, 2023.

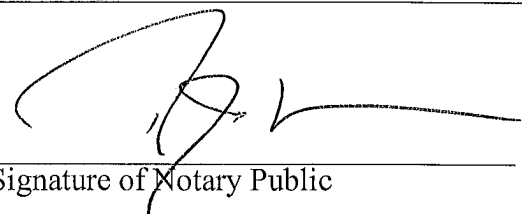

Thomas F. Schechtman, Grantor


Julie A. Schechtman, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on April 20, 2023 by
Thomas F. Schechtman and Julie A. Schechtman.




Signature of Notary Public