

Recorded: 11/13/2023 at 8:18:53.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2836

Taxpayer / Return To: Saskia P. Melchert, 2917 285th Street, Hopkinton, Iowa 52238
Preparer: Stephan E. Alt, 890 Main Street, Suite 200, Dubuque, Iowa 52001, Phone: 563-556-4011

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Saskia P. Melchert, a single person, does hereby convey to Saskia P. Melchert as trustee of the Saskia P. Melchert Trust dated November 3, 2023, all her right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

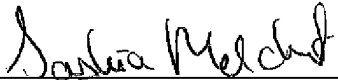
The Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Five (5), Township Eighty-Seven (87) North, Range Three (3), West of the Fifth P.M. except easements of record.*

*The above-described real estate is subject to a right of first refusal in favor of Gary J. Melchert, as more particularly described in that certain Stipulation and Agreement, filed in Delaware County Iowa District Court Case No. CDDM004590, In Re: The Marriage of Saskia P. Melchert and Gary J. Melchert, on December 18, 2000. Said right of first refusal terminates on the non-exercise by Gary J. Melchert or upon the death of Saskia P. Melchert.

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

Grantors hereby covenant with Grantees, and their 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. The undersigned hereby relinquish 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.

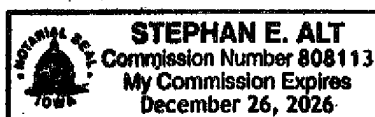
Dated: November 3, 2023.

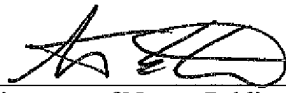


Saskia P. Melchert, (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE:

This record was acknowledged before me on November 3, 2023, by Saskia P. Melchert, a single person.





Signature of Notary Public