

Recorded: 11/14/2023 at 1:40:57.0 PM
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2876

Prepared by/Return to
Maureen A. Gronstal, Bradley & Riley PC

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

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

Address tax statement: Joseph and Lori Hoeger, 2780 Quarter Road, Hopkinton, IA 52237

WARRANTY DEED

In consideration of ten dollars and other valuable consideration, JOSEPH D. HOEGER, also known as JOSEPH HOEGER, and LORI C. HOEGER, a married couple, hereby transfer and convey to JOSEPH D. HOEGER and LORI C. HOEGER, TRUSTEES OF THE HOEGER FAMILY REVOCABLE TRUST U/D/O NOVEMBER 8, 2023, the following described real estate in Delaware County, Iowa:

See Attached Exhibit "A"

Together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

Exempt from Transfer Tax and from filing Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

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.

The Grantors do hereby covenant with Grantees, and successors in interest, that they have lawful authority to transfer and convey the real estate; that Grantors hold title to the real estate in fee simple; and that the real estate is free and clear of all liens and encumbrances, except as may be stated above. **Grantors do further hereby covenant with Grantees, and successors in interest, to warrant title and defend the real estate against the lawful claims of all persons or entities except as may be stated above.** Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

STATE OF IOWA,


Dated: NOVEMBER 8, 2023

COUNTY OF JONES

ss.

This instrument was acknowledged before me on November 8, 2023, by JOSEPH D. HOEGER and LORI C. HOEGER, a married couple.


JOSEPH D. HOEGER


LORI C. HOEGER

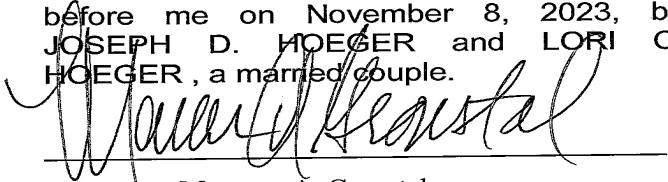

(Print Name) Maureen A. Gronstal



EXHIBIT "A"

THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S 100' WIDE PROPERTY IN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA AS SHOWN IN THE RETRACEMENT SURVEY FILED FOR RECORD ON MAY 18, 2006 IN BOOK 2006, PAGE 1832 IN THE RECORDS OF THE DELAWARE COUNTY, RECORDER

AND

THE NORTH FRACTIONAL ONE-HALF (NFR1/2) OF THE NORTHEAST QUARTER (NE1/4), AND THE NORTH FRACTIONAL ONE-HALF (NFR1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THREE (3), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M.; AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4), AND THE SOUTH ONE-HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4), AND THE SOUTHEAST QUARTER (SE1/4) LYING SOUTH OF PIONEER ROAD, AND ALL THAT PART OF THE NORTHEAST QUARTER (NE1/4) LYING SOUTH AND WEST OF PIONEER ROAD, OF SECTION THIRTY-FOUR (34), AND THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND ALL THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) LYING SOUTH OF HIGHWAY AND WEST OF RAILROAD RIGHT-OF-WAY OF SECTION THIRTY-FIVE (35), ALL IN TOWNSHIP EIGHTY-EIGHT (88) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M.

AND

PARCEL G, BEING PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE 5TH P.M., DELAWARE COUNTY, IOWA, PER PLAT RECORDED IN BOOK 7 PLATS, PAGE 197, SUBJECT TO ROADWAYS AND EASEMENTS OF RECORD

AND

THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINETY (90) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M.

AND

LOTS TWO (2), THREE (3), SEVEN (7) AND NINE (9) OF MILES ACRES SUBDIVISION PART OF SECTIONS 26, 27, 34, AND 35, ALL IN T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2010, PAGE 1541, AMENDED AND SUPERSEDED BY PLAT RECORDED IN BOOK 2010, PAGE 1760