

Recorded: 11/28/2023 at 8:06:29.0 AM  
County Recording Fee: \$57.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$60.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 2972

Preparer/Return To: Todd J. Locher, Locher & Davis PLC, PO Box 7, Farley, IA 52046, Ph: (563) 744-3359  
Taxpayer: The Ronald J. Vorwald and Mary L. Vorwald Revocable Trust Dated November 27, 2023,  
3254 245th St, Worthington, IA 52078



## WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Ronald Vorwald a/k/a Ronald J. Vorwald and Mary Vorwald a/k/a Mary L. Vorwald, husband and wife, do hereby Convey to Ronald J. Vorwald and Mary L. Vorwald, Co-Trustees of The Ronald J. Vorwald and Mary L. Vorwald Revocable Trust Dated November 27, 2023, the following described real estate in Delaware County, Iowa:

See attached Exhibit A.

**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: November 27, 2023.

Handwritten signature of Ronald Vorwald in cursive script.

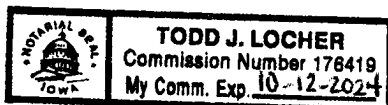
Ronald Vorwald a/k/a Ronald J. Vorwald, Grantor

Handwritten signature of Mary Vorwald in cursive script.

Mary Vorwald a/k/a Mary L. Vorwald, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on November 27, 2023 by Ronald Vorwald a/k/a Ronald J. Vorwald and Mary Vorwald a/k/a Mary L. Vorwald, husband and wife.

Handwritten signature of the Notary Public in cursive script.  
Signature of Notary Public

## EXHIBIT A

East Half (E-1/2) of the Southwest Quarter (SW-1/4), Northwest Quarter (NW-1/4) of the Southeast Quarter (SE-1/4), all in Section Fourteen (14), Township Eighty-eight North (88 N.), Range Three (3), West of the 5<sup>th</sup> P.M.; AND

Lot One and Lot Three of the Plat of the Subdivision of the (NE-1/4) of the (NW-1/4), and part of the (NW-1/4) of the (NW-1/4), all in Section 27, Township 88 North, Range 3 West of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book Five Plats, Page 30; AND A perpetual easement running with the land and described as follows: That Part of Lot Two of the Subdivision of the (NE-1/4) of the (NW-1/4), and Part of the (NW-1/4) of the (NW-1/4) of Section 27, Township 88 North, Range Three West of the Fifth P.M., Delaware County, Iowa, described as commencing at the Northwest Corner of the (NW-1/4) of said Section 27, thence East 1243.1 feet to point of beginning, thence South 3°-11' East 209.7 feet, thence South 46°-01' East 133.8 feet, thence North 89°-19' East 63.2 feet, thence North 0°-41'-West 30.0 feet, thence South 89°-19' West 54.1 feet, thence North 46°-01' West 105.0 feet, thence North 3°-11' West 199.6 feet, thence West 30.0 feet to the point of beginning, said parcel containing approximately 0.26 acres. The North line of the (NW-1/4) of said Section 27 is assumed to bear due East and West; AND A perpetual easement running with the land on the North 30 feet of Lot Two of the Subdivision of the (NE-1/4) of the (NW-1/4) and part of the (NW-1/4) of the (NW-1/4) of Section 27, Township 88 North, Range Three West of the Fifth P.M., Delaware County, Iowa; AND

East one-half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Thirty Four (34), and the North one-half (N 1/2) of the North one-Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section Thirty Five (35), Township Eighty Eight (88) North, Range Three (3), West of the Fifth Principal Meridian, subject to highway and easements of record; Exclusive of a real estate parcel described as follows: That part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-Four (34), Township Eighty-Eight (88) North, Range Three (3), West of the Fifth P.M., Delaware County, Iowa, described as commencing at the Northeast corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirty-Four (34), said point being the point of beginning, thence South 273.00 feet along the East line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirty-Four (34) thence North 89° - 19' - 10" West 330.00 feet, thence North 273.00 feet, thence South 89° - 19' - 10" East 330.00 feet along the North line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirty-Four (34) to the point of beginning, said parcel containing approximately 2.07 acres subject to road right of way and easements of record. The East line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirty-Four (34) is assumed to bear due North and South; AND

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Ten (10), Township Eighty Eight (88) North, Range Three (3), West of the Fifth Principal Meridian, subject to easements of record; AND

The Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) and the West Thirty-nine and One-half (39 1/2) acres of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) and the South One (1) Rod of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4), All in Section Eleven (11), Township Eighty-eight (88) North, Range Three (3) West of the 5<sup>th</sup> Principal Meridian, Delaware County, Iowa; AND

A strip of land eight (8) feet and six (6) inches in width and eighty (80) rods in length (more or less) running East and West off the North side of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Fourteen (14) in Township Eighty-eight (88) North, Range Three (3), West of the 5<sup>th</sup> P.M., and containing one-fourth (1/4) of an acre more or less; AND

All right, title and interest to a certain easement dated September 8, 1950, recorded on September 24, 1951, in Book 76 of Deeds on Page 516, in Delaware County Recorder's Office, on and over: The South Eight (8) feet of the North Thirty Nine and One-Half (39 ½) acres of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section Eleven (11), Township Eighty-Eight (88) North, Range Three (3), such premises situated in Delaware County, Iowa; AND

The SE ¼ of the SE ¼ of Section 10, Township 88 North, Range 3 West of the 5<sup>th</sup> P.M.; AND

The Southeast Quarter (SE¼) of the Northeast fractional Quarter (NEfr1/4) of Section Three (3) and the Southwest Quarter (SW¼) of the Northwest Fractional Quarter (NWfr1/4), and the South ten (10) chains and fifty (50) links of the West thirteen (13) chains and twenty eight (28) links of the Northeast Quarter (NE¼) of the Northwest fractional Quarter (NWfr1/4), and that part of the Northwest Quarter (NW¼) of the Northwest fractional Quarter (NWfr1/4) of Section Two (2), and of the Northeast Quarter (NE¼) of the Northeast fractional Quarter (NEfr1/4) of Section Three (3) described as commencing at the Southeast corner of said Northwest Quarter (NW¼) of the Northwest fractional Quarter (NWfr1/4) of Section Two (2), and running thence West forty (40) chains, thence North seven (7) chains, thence East forty (40) chains, thence South seven (7) chains to the point of beginning, all in Township Eighty-eight (88) North, Range Three (3) West of the 5<sup>th</sup> P.M., except Parcel "B" in the SW¼ of the NWfr1/4 of Section 2, T88N, R3W of the 5<sup>th</sup> P.M., Delaware County, Iowa, according to amended plat recorded in Book 2005, Page 2042 and also except Parcel H – Part of the NE ¼ - NW ¼ of Section 2, T88N, R3W of the 5<sup>th</sup> P.M., Delaware County, Iowa, according to plat recorded at Book 2010, Page 525; AND

SW¼ of the SW¼ of Section 11, Township 88 North, Range 3 West of the 5<sup>th</sup> P.M., except Parcel 2017-10 Part of the SW¼ of the SW¼ of Section 11, Township 88 North, Range 3 West of the 5<sup>th</sup> P.M., Delaware County, Iowa, according to plat recorded in Book 2017, Page 582.