

Recorded: 1/24/2024 at 8:01:42.0 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: 2024 PG: 206

SPACE ABOVE THIS LINE FOR RECORDER

Prepared by: Andrew B. Karas, 521 East Locust St., Suite 302, Des Moines, IA 50309, Phone: (515) 284-5001  
Return to: Andrew B. Karas, 521 East Locust St., Suite 302, Des Moines, IA 50309  
Tax Statements to: Jill Boone, 3117 Deerfield Dr NE, Swisher, IA 52338

WARRANTY DEED

For the consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, Colette Probasco and Robert Probasco, a married couple, do hereby Convey to Robert J. Probasco and Colette A. Probasco, Trustees of the Robert J. and Colette A. Probasco Living Trust dated November 30, 2023, all their undivided interest in the following described real estate in Delaware County, Iowa:

The Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Ten (10), Township Eighty-nine (89) North, Range Five (5), West of the Fifth P.M., in Delaware County, Iowa.

Subject to easements, restrictions, and unpaid taxes of record.

Transfer made for no actual consideration. Exempt from transfer tax and declaration of value, pursuant to Iowa Code Section 428.A.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: 1/19, 2024

Colette Probasco  
Colette Probasco

Robert Probasco  
Robert Probasco

STATE OF Wisconsin,  
COUNTY OF Outagamie, SS:

On this 19<sup>th</sup> day of Jan. 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Colette Probasco and Robert Probasco, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

SARI KERSTEN  
NOTARY PUBLIC  
STATE OF WISCONSIN

Sari Kersten  
Notary Public  
My Commission Expires: 7-16-27