



Book 2024 Page 446

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: ^{ⓧ chg} Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: James L. Kelchen, 1866 275th St, Manchester, Iowa 52057

Return Document To: James L. Kelchen, 1866 275th St, Manchester, Iowa 52057

Grantors: James L. Kelchen and Tammy L. Feldmann Kelchen

Grantees: James L. Kelchen as trustee of James L. Kelchen Revocable Trust Agreement dated February 27, 2024

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, James L. Kelchen and Tammy L. Feldmann Kelchen, husband and wife, do hereby Convey to James L. Kelchen, Trustee of James L. Kelchen Revocable Trust Agreement dated February 27, 2024, the following described real estate in Delaware County, Iowa:

The West $\frac{1}{2}$ of the NE $\frac{1}{4}$ except Parcel A part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ according to Plat recorded in Book 2000, Page 1147; and also except Parcel 2018-25 and Parcel 2018-26 part of Parcel B in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ according to Plat recorded Book 2018, Page 932, and also except Parcel 2021-89, part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, according to plat recorded in Book 2021, Page 2413; all in Section Thirty-four (34), Township Eighty-eight North (T88N), Range Five West (R5W), Delaware County, Iowa. Subject to roadways and easements of records.

The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section Thirty-four (34), Township Eighty-eight North (T88N), Range Five West (R5W). Subject to roadways and easements of records.

The SE $\frac{1}{4}$ of Section Thirty-three (33), Township Eighty-eight North (T88N), Range Five West (R5W). Subject to roadways and easements of record.

The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ except Parcel C and Parcel D part of Parcel A and part of Parcel B in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ according to Plat recorded in Book 2007, Page 917; and Parcel F part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, according to Plat recorded in Book 2012, Page 2402 all in Section Thirty-three (33), Township Eighty-eight North (T88N), Range Five West (R5W). Subject to roadways and easements of records.

The S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section Thirty-four (34), Township Eighty-Eight North (T88N), Range Five West (R5W), subject to roadways and easements of record.

This deed is exempt according to Iowa Code 428A.2(11).

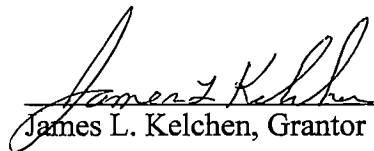
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

By signing below, I, Tammy L. Feldmann Kelchen, acknowledge that I am giving up all rights to enjoyment of the property described above, regardless of whether or not I survive James L. Kelchen and regardless of any rights Iowa law otherwise gives to me with respect to such property. I am specifically waiving my elective share in the property described in this waiver.

This waiver shall apply regardless of any changes made to the trust in the future, including any change to the beneficiaries of the trust.

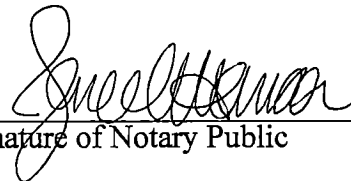
Dated: February 27, 2024.


James L. Kelchen, Grantor


Tammy L. Feldmann Kelchen, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 27, 2024 by James L. Kelchen and Tammy L. Feldmann Kelchen, husband and wife.


Signature of Notary Public

