

Recorded: 2/29/2024 at 9:36:26.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.50
Combined Fee: \$30.50
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 455

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076, Phone: 563-933-4334

Taxpayer Information: David and Anna Philipp Farm Trust, 2077 140th St., Greeley, IA 52050

Return Document To: David L. Philipp, 2077 140th Street, Greeley, IA 52050

Grantors: David L. Philipp and Anna J. Philipp

Grantees: David L. Philipp and Anna J. Philipp as co-trustees of David and Anna Philipp Farm Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, David L. Philipp and Anna J. Philipp, husband and wife, do hereby Convey to David L. Philipp and Anna J. Philipp, Co-Trustees of David and Anna Philipp Farm Trust, dated January 8, 2024, the following described real estate in Delaware County, Iowa:

See attached legal description.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

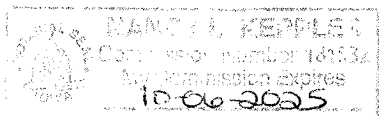
Dated: February 23, 2024.

David L. Philipp
David L. Philipp, Grantor

Anna J. Philipp
Anna J. Philipp, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on 02-23-2024 by David L. Philipp and Anna J. Philipp.



Nancy L. Keppler
Signature of Notary Public

Attached to and Made Part of
Warranty Deed
David and Anna Philipp to
David and Anna Philipp Farm Trust

West one half of South East quarter, and South thirty six acres of South East quarter of South East quarter of Section Twenty Three, and that part of Section Twenty Four described as commencing at the Southwest corner of Section Twenty Four, running thence East twenty rods, thence North seventy two rods, thence West twenty rods, thence South to place of beginning, all in Township Ninety North, Range Five, West Of the Fifth P. M., subject to public highways and public utility easements of record; together with all easements and servient estates appurtenant thereto.