

Recorded: 5/1/2024 at 3:17:52.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 937

Return To: James R. Schulte, PO Box 218, Strawberry Point, IA 52076

Taxpayer: James R. and Sharon S. Schulte Revocable Living Trust, PO Box 218, Strawberry Point, IA 52076

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



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, James R. Schulte and Sharon S. Schulte, husband and wife, do hereby Convey to James R. Schulte and Sharon S. Schulte, as Trustees of the James R. and Sharon S. Schulte Revocable Living Trust, dated MAY 1,, 2024, the following described real estate in Clayton County, Iowa:

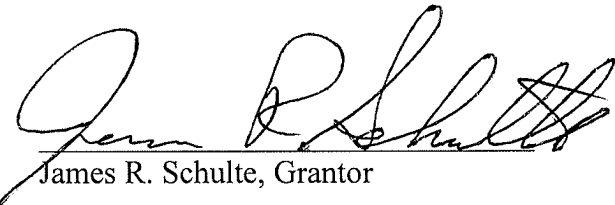
The East five hundred thirty (530) feet of the West fractional one-half (Wfr $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Four (4), Township Ninety (90) North, Range Six (6), West of the Fifth P.M., except commencing at the Southeast corner of said West fractional one-half (Wfr $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) running thence North along the quarter quarter section line seven hundred ninety one (791) feet, thence in a Westerly direction five hundred thirteen (513) feet to a point which is seven hundred thirty (730) feet North of the quarter section line thence South seven hundred thirty (730) feet to a point which is five hundred thirteen (513) feet West of the point of beginning, thence East five hundred thirteen (513) feet to the point of beginning; also except that part described as commencing at the Northwest corner of said Section Four (4), thence North 89° 28' East along the North line of said Section a distance of eight hundred nine and three-tenths (809.3) feet to the point of beginning, thence continuing North 89° 28' East along said North line five hundred (500) feet, thence South 0° 32' East four hundred ninety five (495) feet, thence South 89° 28' West five hundred (500) feet, thence North 0° 32' West four hundred ninety five (495) feet to the point of beginning. Per plat recorded in Bk 6 Plats Page 57.

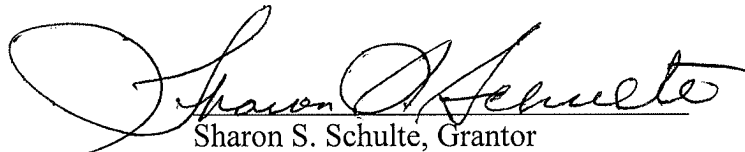
This deed is exempt according to Iowa Code 428A.2(21).

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.

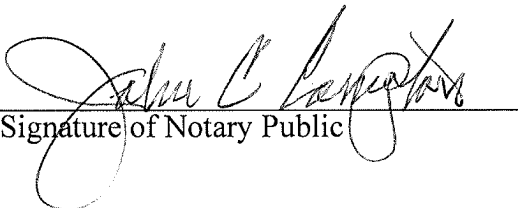
Dated: 1 May 2024


James R. Schulte, Grantor


Sharon S. Schulte, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on MAY 1, 2024 by
James R. Schulte and Sharon S. Schulte.


Signature of Notary Public

