

Recorded: 6/18/2024 at 2:30:18.0 PM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1358

PREPARED BY/RETURN TO: PETER H. WESSELS, WESSELS & WIERMAN, P.C., 227 East San Maman Drive, Waterloo IA 50702

ADDRESS TAX STATEMENT: Gerald R. McCusker, Trustee, 1226 285th St., Ryan IA 52330

DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, GERALD R. McCUSKER, also known as Jerry McCusker, a single person, for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable considerations in hand paid, conveys and quit claims unto GERALD R. McCUSKER, as Trustee of the Gerald R. McCusker Trust dated June 5, 2024, with GERALD R. McCUSKER as Grantor, all right, title and interest in and to the following described real estate in the County of Delaware and State of Iowa:

SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS EXPRESS, REFERENCE MADE A PART HEREOF.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

CONSIDERATION LESS THAN \$500.00. TRANSFER TAX STAMPS EXEMPT PER IOWA CODE 428A.2 EXEMPTION 21.

Full power and authority is hereby granted to said Trustee to improve and manage, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust, and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to mortgage, to pledge, or otherwise encumber said property or any part thereof, to lease said property, or any part thereof from time to time, and upon any terms and for any period or periods of time, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right, title or interest in or about or easement appurtenant to, said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

The undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this 5th day of June, A.D. 2024.


GERALD R. McCUSKER

STATE OF IOWA)
) SS
COUNTY OF BLACK HAWK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that GERALD R. McCUSKER, a single person, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 5th day of June, A.D. 2024.



Notary Public

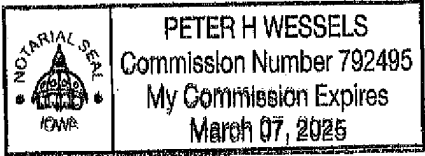


EXHIBIT "A"

The South One Half (S1/2) of the Northeast Quarter (NE1/4) of Section Five (5), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M., EXCEPT Parcel A, part of the SE1/4-NE1/4 and part of the SW1/4-NE1/4, Sec. 5, T87N, R6W of the Fifth Principal Meridian, Delaware County, Iowa, per plat recorded in Book 2005, Page 3082.

Subject to all covenants, restrictions, and easements of record.

The West Fifty (50.0) acres of the North One-half (N 1/2) of the Southwest Quarter (SW 1/4) of Section Four (4), Township Eighty-seven North (T87N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter (SW 1/4) of said Section Four (4); thence S88°59'10"E along the North line of said Southwest Quarter (SW 1/4) One Thousand Six Hundred Thirty-six and Four Tenths (1636.4) feet; thence S 0°00'00"E One Thousand Three Hundred Thirty and Ninety-five Hundredths (1330.95) feet to the South line of said North One-half (N 1/2) of Southwest Quarter (SW 1/4); thence N89°00'20"W along said South line One Thousand Six Hundred Thirty-six and Four Tenths (1636.4) feet to the Southwest corner of said North One-half (N 1/2) of Southwest Quarter (SW 1/4); thence N 0°00'00"E One Thousand Three Hundred Thirty-one and Forty-eight Hundredths (1331.48) feet to the point of beginning, containing 50.0 acres, including 1.24 acres of presently established roadway easement along the Northerly side thereof.

Also known as Parcel A of survey in Plat Book 6 at page 126.

Subject to all covenants, restrictions, and easements of record.