

Recorded: 8/1/2024 at 2:53:04.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1851

Prepared by/return to:
Mark R. Van Heukelom
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804

(319) 363-0101
FAX (319) 363-9824

Address tax statement: Keith W. Besler, Trustee of the Keith W. Besler Revocable Trust
2882 285th Ave., Hopkinton, IA 52237

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, KEITH W. BESLER, a single person, does hereby transfer and convey to KEITH W. BESLER, in his capacity as Trustee of the KEITH W. BESLER REVOCABLE TRUST U/D/O FEBRUARY 6, 2024, all of his right, title and interest in the real estate located in Delaware County, Iowa legally described as follows:

SEE EXHIBIT "A" ATTACHED.

This Warranty Deed intentionally severs the joint tenancy ownership interest of the real estate and establishes ownership as tenants in common.


The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

This deed is exempt from transfer tax and from filing a declaration of value and groundwater hazard statement pursuant to Iowa Code Section 428A.2(21).

This Deed was prepared at the request of the Grantor, without the benefit of a title search. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that he has 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 Grantor covenants to warrant and defend the real estate against 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.

Dated: February 6, 2024



KEITH W. BESLER, Grantor

STATE OF IOWA, COUNTY OF JONES) ss:

This instrument was acknowledged before me on February 6, 2024, by KEITH W. BESLER, a single person.





Notary Public in and for said State

EXHIBIT "A"

Parcel Nos. 410060001440, 410060002700 and 410060002800

LOTS 1, 2 AND 4, BESLER ACRES PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼), AND PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼), ALL IN SECTION SIX (6), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2023, PAGE 1131

Parcel No. 610000401900

THAT PART OF LOT THREE (3) OF LEROY JACKSON'S ADDITION TO HOPKINTON, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 15 L.D., PAGE 415, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT THREE (3), RUNNING THENCE EAST ON THE SOUTH LINE OF SAID LOT A DISTANCE OF ONE HUNDRED FOUR AND SEVEN-TENTHS (104.7) FEET, MORE OR LESS, TO A POINT NINETY (90) FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT THREE (3), THENCE NORTH AT RIGHT ANGLES A DISTANCE OF ONE HUNDRED FIFTY FIVE (155) FEET, THENCE WEST AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT THREE (3), THENCE SOUTH ALONG THE WEST LINE OF SAID LOT THREE (3) TO THE POINT OF BEGINNING; SUBJECT TO USE OF EAST ONE (1) ROAD OF SOUTH ONE HUNDRED FIFTY (150) FEET THEREOF FOR DRIVEWAY PURPOSES, SUBJECT TO EASEMENTS OF RECORD