



Book 2024 Page 2013

Document 2024 2013 Type 03 001 Pages 3
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Perry F. Sampson and Elaine M. Sampson, 2859 Hwy 3, Colesburg, Iowa 52035

Return Document To: Perry F. Sampson and Elaine M. Sampson, 2859 Hwy 3, Colesburg, Iowa 52035

Grantors: Perry F. Sampson and Elaine M. Sampson

Grantees: Elaine M. Sampson and Perry F. Sampson as co-trustees of the Elaine M. Sampson Revocable Trust Agreement dated July 30, 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, Perry F. Sampson and Elaine M. Sampson, husband and wife, do hereby Convey to Elaine M. Sampson and Perry F. Sampson, Co-Trustees of the Elaine M. Sampson Revocable Trust Agreement dated July 30, 2024, the following described real estate in Delaware County, Iowa:

An undivided one-half interest in and to all of the following described real estate: Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter of Section Nine (9), except one and one half acres of said forty lying West of the center of the Colesburg and Dubuque Road; Also the Southeast Quarter of the Northeast Quarter of Section Nine (9), and that part of the Northeast Quarter of Northeast Quarter of Section Nine (9), all in Township Ninety (90) North, Range Three (3), West of the Fifth P.M., described as commencing at the Southwest corner of said Northeast Quarter of Northeast Quarter, thence East fifteen (15) feet, thence in a Northwesterly direction to a point on the West line of said Northeast Quarter of Northeast Quarter fifteen (15) feet North of Southwest corner of said Northeast Quarter of Northeast Quarter, thence south to place of beginning;

AND

Parcel 2023-28 and Parcel 2023-29 in the Southwest Quarter of the Southeast Quarter and in the Southeast Quarter of the Southwest Quarter of Section 4 Township Ninety (90) North, Range Three (3) West, of the Fifth P.M. Delaware County, Iowa according to plat recorded in Book 2023, Page 1290.

AND

All of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section Five (5), T90N, R3W, of the Fifth P.M., Delaware County, Iowa, except: Starting at a point 842' 7" east from the northwest corner of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, Section Five (5), Township 90 North, Range Three, West of the Fifth P.M., thence South 210' 9", thence East 271' 2" thence West 295' to the point of beginning;

AND

Lot Three (3) of the subdivision of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ - NE $\frac{1}{4}$) of Section 6, Township 90 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 6, Plats, Page 3;

AND

Lot One (1), Lot Two (2) and Lot Three (3) of P.E. Subdivision in the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and in the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Six (6), Township Ninety

North (T90N), Range Three (3) West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2023, Page 1535.

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

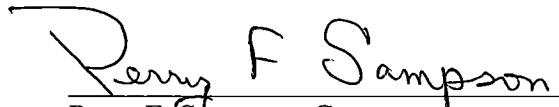
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated;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

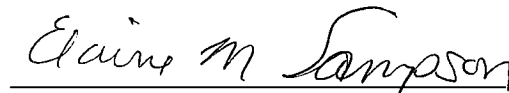
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

By signing below, I, Perry F. Sampson, acknowledge that I am giving up all rights to enjoyment of the property described above, regardless of whether or not I survive Elaine M. Sampson 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.

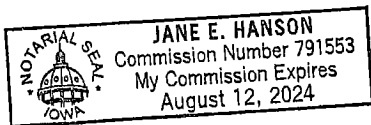
Dated: July 30, 2024.

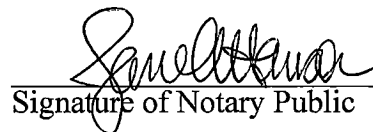

Perry F. Sampson, Grantor


Elaine M. Sampson, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 30, 2024 by Perry F. Sampson and Elaine M. Sampson, husband and wife.




Signature of Notary Public