

Recorded: 9/5/2024 at 10:37:43.0 AM
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: 2170

Return to/

Prepared by: Maureen A. Gronstal
Bradley & Riley PC

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

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

Address tax statement: Joseph D. Hoeger, 2780 Quarter Road, Hopkinton, IA 52237

TRUSTEE'S WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, JOSEPH D. HOEGER and LORI C. HOEGER, TRUSTEES of the HOEGER FAMILY REVOCABLE TRUST U/D/O NOVEMBER 8, 2023, do hereby convey to JOSEPH D. HOEGER, the following described real estate in Delaware County, Iowa:

SEE ATTACHED EXHIBIT "A"

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.

Exempt from Transfer Tax and from filing Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

The Grantor hereby covenants with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to 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.

The Grantor further warrants to the Grantee all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the Grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the Co-Trustees to the Grantee is effective and rightful; and that the Co-Trustees know of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Dated: Sept 4, 2024.

HOEGER FAMILY REVOCABLE TRUST
U/D/O NOVEMBER 8, 2023

By: Joseph D. Hoeger
JOSEPH D. HOEGER, Trustee

By: Lori C. Hoeger
LORI C. HOEGER, Trustee

STATE OF IOWA)
) ss:
COUNTY OF JONES)

This instrument was acknowledged before me on September 4, 2024, by JOSEPH D. HOEGER and LORI C. HOEGER, Trustees of the HOEGER FAMILY REVOCABLE TRUST u/d/o NOVEMBER 8, 2023.

Cheryl Peters
Notary Public in and for said State



EXHIBIT "A"

THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S 100' WIDE PROPERTY IN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA AS SHOWN IN THE RETRACEMENT SURVEY FILED FOR RECORD ON MAY 18, 2006 IN BOOK 2006, PAGE 1832 IN THE RECORDS OF THE DELAWARE COUNTY, RECORDER

AND

THE NORTH FRACTIONAL ONE-HALF (NFR1/2) OF THE NORTHEAST QUARTER (NE1/4), AND THE NORTH FRACTIONAL ONE-HALF (NFR1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THREE (3), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M.; AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4), AND THE SOUTH ONE-HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4), AND THE SOUTHEAST QUARTER (SE1/4) LYING SOUTH OF PIONEER ROAD, AND ALL THAT PART OF THE NORTHEAST QUARTER (NE1/4) LYING SOUTH AND WEST OF PIONEER ROAD, OF SECTION THIRTY-FOUR (34), AND THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND ALL THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) LYING SOUTH OF HIGHWAY AND WEST OF RAILROAD RIGHT-OF-WAY OF SECTION THIRTY-FIVE (35), ALL IN TOWNSHIP EIGHTY-EIGHT (88) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M.

AND

PARCEL G, BEING PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE 5TH P.M., DELAWARE COUNTY, IOWA, PER PLAT RECORDED IN BOOK 7 PLATS, PAGE 197, SUBJECT TO ROADWAYS AND EASEMENTS OF RECORD