



Book 2024 Page 2688

Document 2024 2688 Type 03 001 Pages 4
Date 10/24/2024 Time 10:22:54AM
Rec Amt \$22.00 Aud Amt \$40.00

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, Tel: (563) 927-5920

Taxpayer Information: Bruce I. Schneider Revocable Trust Agreement, 20179 258th St, Manchester, Iowa 52057

Return Document To: Bruce I. Schneider and Margie L. Schneider, 20179 258th St, Manchester, Iowa 52057

Grantors: Bruce I. Schneider and Margie L. Schneider

Grantees: Bruce I. Schneider and Margie L. Schneider as co-trustees of Bruce I. Schneider Revocable Trust Agreement dated October 4, 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, Bruce I. Schneider and Margie L. Schneider, husband and wife, do hereby Convey to Bruce I. Schneider and Margie L. Schneider, Co-Trustees of Bruce I. Schneider Revocable Trust Agreement dated October 4, 2024, the following described real estate in Delaware County, Iowa:

The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ in Section 27, Township 88, North, Range 5, West of the 5th P.M.;

AND

The S $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the North 20 acres of the SE $\frac{1}{4}$ in Section 16, Township 88 North, Range 5, West of the 5th P.M.;

(This real estate is being purchased according to Real Estate Contract – Installments filed March 2, 2012 in Book 2012, Page 719)

AND

An undivided one-half interest in and to all of the following described real estate:

The East One-Half of the Southeast Quarter (E $\frac{1}{2}$ - SE $\frac{1}{4}$) of Section 34-88-5, except Parcel D Part of the NE $\frac{1}{4}$ – SE $\frac{1}{4}$ Sec. 34, T88N, R5W of the Fifth P.M., Delaware County, Iowa according to plat filed July 1, 2010, in Book 2010, Page 2039;

AND

The Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ - SW $\frac{1}{4}$) and West One-Half of the Southwest Quarter (W $\frac{1}{2}$ - SW $\frac{1}{4}$) of Section 35-88-5, except Parcel 2018-73; in the Northeast Quarter of the Southwest Quarter Section 35, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa according to plat filed July 16, 2018, in Book 2018, Page 2015;

AND

Lots 7, 8, 9, 10, 11 and 12 of Logan's Fourth Subdivision, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 186, except the North 33 feet of said lots; and Lot 1 of Logan's Sixth Subdivision to Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 82, except the North 33 feet of said Lot 1 and further except any part of the 30 foot wide road running along and abutting on the Easterly and Southerly line of said Lot 1; and except Logan Lane Estates Subdivision according to Plat filed April 17, 2001 in Book 2001, Page 1183; and further except Parcel "W" of Lot One (1) of Logan's Sixth

Subdivision in Section 23, T88N, R5W of the 5th P.M., according to plat recorded in Book 2007, Page 915.

AND

Lots 2, 3, 4, 5, 6, and 7 of Logan Lane Estates Part of Lot 1 of Logan's Sixth Subdivision, Section 14, T88N, R5W of the Fifth P.M., Delaware County, Iowa according to Plat filed April 17, 2001 in Book 2001, Page 1183;

AND

Lot Twenty (20) of Meadow Brook Trail Addition No. 3 A Subdivision Of Lot 1 And Lot 16 Of Block 3 Of Meadow Brook Trail Addition SE $\frac{1}{4}$ -SE $\frac{1}{4}$, Sec. 28, T89N, R5W Of The 5th P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2022, Page 2851;

AND

Parcel BB part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2009, Page 1228;

AND

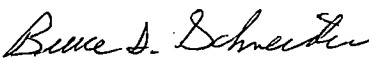
The South three fourths (S $\frac{3}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Sixteen (16), all in Township Eighty-Eight (88) North, Range Five (5), West of the Fifth P.M.

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.

Dated: October 24, 2024.

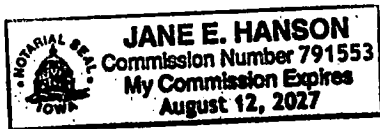


Bruce I. Schneider, Grantor

Margie L. Schneider
Margie L. Schneider, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 24, 2024 by Bruce I. Schneider and Margie L. Schneider, husband and wife.



Jane E. Hanson
Signature of Notary Public