

Recorded: 12/17/2024 at 9:03:15.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 3138

Prepared by Travis J. Schroeder, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements to: Kent E. & Beverly J. Keppler: 1464 Buchanan Delaware Ave., Lamont, IA 50650

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **KENT EDWARD KEPPLER** and **BEVERLY JO KEPPLER**, husband and wife, do hereby convey an undivided one-half interest to **KENT E. KEPPLER** and **BEVERLY J. KEPPLER**, AS CO-TRUSTEES OF THE **KENT E. KEPPLER REVOCABLE TRUST DATED DECEMBER 10, 2024**, as it may be amended from time to time, and an undivided one-half interest to **BEVERLY J. KEPPLER** and **KENT E. KEPPLER**, AS CO-TRUSTEES OF THE **BEVERLY J. KEPPLER REVOCABLE TRUST DATED DECEMBER 10, 2024**, as it may be amended from time to time, as tenants in common, in and to the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 2),


together with and subject to easements, covenants, conditions and restrictions of record.

Grantors do hereby covenant with grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

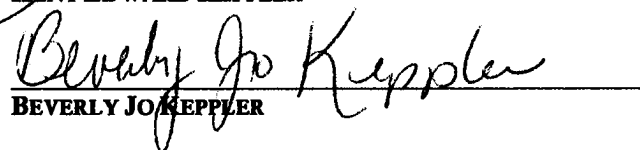
This deed represents a transfer of real estate for consideration less than \$500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

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: December 10, 2024



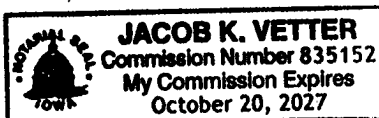
KENT EDWARD KEPPLER




BEVERLY JO KEPPLER

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 10th day of December, 2024, by **KENT EDWARD KEPPLER** and **BEVERLY JO KEPPLER**, husband and wife.





Notary Public in and for said State
My Commission Expires: October 20, 2027

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel C in the Southwest $\frac{1}{4}$ of Section 30, Township 90 North, Range 6 West of the 5th Principal Meridian, Delaware County, Iowa described as commencing in the Southwest Corner of Section 30; thence N00°44'13"E, 1844.93 feet along the west line of the Southwest $\frac{1}{4}$ of Section 30 to the Point of Beginning; thence S86°28'54"E, 369.89 feet; thence N00°44'13"E, 234.84 feet; thence N86°09'35"W, 370.00 feet to the west line of the Southwest $\frac{1}{4}$ of Section 30; thence S00°44'13"W, 236.92 feet along said west line to the Point of Beginning per plat recorded in Book 2009, Page 1485 subject to roadways of record.