

Recorded: 1/15/2025 at 10:21:27.0 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: 2025 PG: 164

Prepared by Paul P. Morf: 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 Statement: James W. Hill, PO Box 100, Manchester, IA 52057

### **SPECIAL WARRANTY DEED**

For the consideration of one dollar and other valuable consideration, JAMES W. HILL, a single person, does hereby convey JAMES W. HILL, AS TRUSTEE OF THE HENDERSON FARM REVOCABLE TRUST DATED JANUARY 14, 2025, 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.

Grantor does 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.

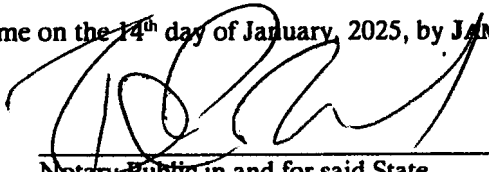
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

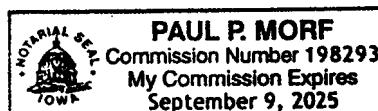
Dated: January 14, 2025

  
JAMES W. HILL

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 14<sup>th</sup> day of January, 2025, by JAMES W. HILL, a single person.

  
Notary Public in and for said State  
My Commission Expires: September 9, 2025



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The North Half (N1/2) of the Southeast Quarter (SE1/4) of Section Twenty Eight (28), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M., containing 78 tillable acres.