

Recorded: 1/30/2025 at 8:31:24.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 269

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704
Taxpayer Information: Danny R. Glew Revocable Trust U/A dated January 28, 2025, 145 Winslow Dr., Manchester, IA 52057
Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Danny R. Glew and Cathleen A. Glew, husband and wife, do hereby Convey an undivided one-half interest to the Danny R. Glew Revocable Trust U/A dated January 28, 2025 and an undivided one-half interest to the Cathleen A. Glew Revocable Trust U/A dated January 28, 2025, the following described real estate in Delaware County, Iowa:

See Addendum A attached.


***This deed is exempt according to Iowa Code 428A.2(21).**

The Grantor does hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

The undersigned, Grantor(s) of the revocable trust(s) named above, hereby confirm(s) that the undersigned constitutes the sole lifetime beneficiary(ies) of said trust(s) and that he/she/they retain(s) the full control and possession of the real property described herein. Said property includes the personal residence of the undersigned prior to and after it was conveyed to said trust(s).

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

Dated: January 28, 2025



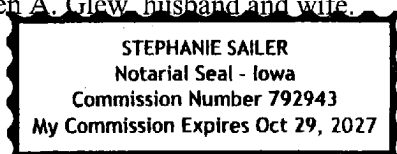
Danny R. Glew, Grantor



Cathleen A. Glew, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This instrument was acknowledged before me on January 28, 2025, by Danny R. Glew and Cathleen A. Glew husband and wife.




Notary Public

Addendum A

Lot Fifty-Three (53) of Northtown Estates Subdivision of part of the North one-half (N ½) of the Southeast Quarter (SE ¼) of Section Twenty (20), Township Eighty-Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 13 of the records of the Delaware County, Iowa Recorder.

AND

The Northwest fractional Quarter (NWfr1/4) in Section One (1), Township Eighty-Eight (88) North, Range Five (5), West of the 5th P.M., Delaware County, Iowa, subject to the rights of the public in all highways and roads.

EXCEPT The North Three Hundred Fifty (350) feet of the West Five Hundred (500) feet of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section One (1), Township Eighty-Eight North (T88N), Range Five (5), West of the Fifth P.M., Delaware County, Iowa, subject to roadways and easements of record,

EXCEPT Parcel 2017-37 and Parcel 2017-38, part of the NE1/4-FR. NW1/4; all in Section 1, T88N, R5W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2017, Page 1500.

AND

The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) in Section 1, Township 88 North, Range 5, West of the 5th P.M., Delaware County, Iowa.