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Document 2025 279 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: ^{CHK}Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Bruce I. Schneider & Margie L. Schneider, 20179 258th Street, Manchester, IA 52057

Return Document To: Bruce I. Schneider & Margie L. Schneider, 20179 258th Street, Manchester, IA 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 and Margie L. Schneider and Bruce I. Schneider as co-trustees of Margie L. 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 as to an undivided one-half interest and Margie L. Schneider and Bruce I. Schneider, Co-Trustees of Margie L. Schneider Revocable Trust Agreement dated October 4, 2024 as to an undivided one-half interest, the following described real estate in Delaware County, Iowa:

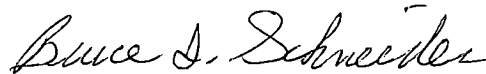
The South Four Hundred Fifty-Nine (459) feet of the North Thirty (30) acres of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-Two (22), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth Principal Meridian except the South Three Hundred Seventy (370) feet of the West Two Hundred Thirty (230) feet thereof, Delaware County, Iowa, subject to roadways and easements of record.

This deed is exempt according to Iowa Code 428A.2(11).

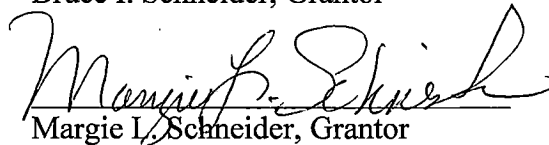
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: January 30, 2025.



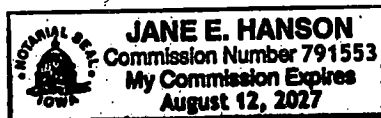
Bruce I. Schneider, Grantor



Margie L. Schneider, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 30, 2025 by Bruce I. Schneider and Margie L. Schneider, husband and wife.





Signature of Notary Public