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Document 2025 864 Type 03 001 Pages 2
Date 4/04/2025 Time 1:50:54PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$239.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Jacob F. Kaiser, 2039 110th Aye., Masonville, IA 50654
Taxpayer: Jacob F. Kaiser, 2039 110th Ave., Masonville, IA 50654
Preparer: Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736, Tel: (563) 927-2782



SPECIAL WARRANTY DEED

For the consideration of One Hundred Fifty Thousand Dollar(s) and other valuable consideration, Terry J. Conrad and Latricia A. Conrad husband and wife, and Terry J. Conrad and Latricia A. Conrad, Trustees of THE T & L CONRAD FAMILY TRUST, do hereby Convey to Jacob F. Kaiser, a single person, the following described real estate in Delaware County, Iowa:

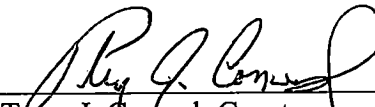
The South One-Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), of Section One (1) Township Eighty-Nine (89), North, Range Six (6), West of the Fifth P.M.

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 is given in fulfillment of the contract dated December 23, 2024, filed January 22, 2025 in Book 2025, Page 208 between the parties.

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: April 4, 2025.


Terry J. Conrad, Grantor

Laticia A. Conrad
Laticia A. Conrad, Grantor

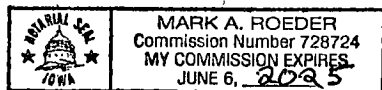
THE T & L CONRAD FAMILY TRUST

By Terry J. Conrad Trustee
Terry J. Conrad, as Co-Trustee, Grantor

By Laticia A. Conrad Trustee
Laticia A. Conrad, as Co-Trustee, Grantor

STATE OF IOWA, COUNTY OF DELAWARE) ss:

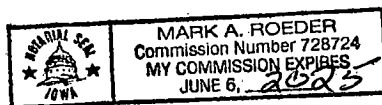
This record was acknowledged before me on April 4, 2025 by Terry J. Conrad individually, and as Co-Trustee of THE T & L CONRAD FAMILY TRUST.



Mark A. Roeder
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 4, 2025 by Laticia A. Conrad individually, and as Co-Trustee of THE T & L CONRAD FAMILY TRUST



Mark A. Roeder
Signature of Notary Public