

MAIL TAX BILL TO:

Feldmann Family Trust
3068 300th Street
Hopkinton, Iowa 52237

RETURN RECORDED DEED TO:

W Agnew Law Office, P.C.
129 South Phelps Avenue
Suite 801
Rockford, Illinois 61108

PREPARED BY:

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Book 2025 Page 1124

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

DEED IN TRUST

GRANTORS: Elmer J. Feldmann & Dorothy M. Feldmann

GRANTEE: Feldmann Family Trust

COMMON ADDRESS: Colesburg Farm
Delaware County, Iowa

LEGAL DESCRIPTION: See Page 2

PIN: 055100000400; 055100000420

THE GRANTORS,

ELMER J. FELDMANN

and

DOROTHY M. FELDMANN,

a married couple of the County of Delaware and State of Iowa,

for and in consideration of the sum of One Dollar (\$1.00), in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, **CONVEY AND QUIT CLAIM** unto

THE GRANTEE,

Elmer J. Feldmann and Dorothy M. Feldmann, as Co-Trustees of the
FELDMANN FAMILY TRUST dated March 25, 2025,

(and in case of the death, removal, absence of said Co-Trustees or their resignation, inability or refusal to act, then unto the then acting successor in trust, with like powers, duties and authorities as are hereby vested in said Co-Trustees), whose address is 3068 300th Street, Hopkinton, Iowa,

ALL INTEREST in the following described real estate, commonly known as:

Colesburg Farm
Delaware County, Iowa

and legally described as:

That part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) lying South of Highway No. 3, and the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), and the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4), and that part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) described as commencing at the Northwest corner thereof and running thence South five (5.0) chains, thence South 44° 00' East two and forty on one-hundredths (2.41) chains, thence North 80° 00' East two and five-tenths (2.5) chains, thence South 74° 15' East three and fifty six one-hundredths (3.56) chains, thence North fifty (50) links, thence South 63° 30' East three and five-tenths (3.5) chains, thence South 35° 00' East three and

thirty-one one-hundredths (3.31) chains, thence North 71° 30' East four and twenty six one-hundredths (4.26) chains, thence South 48° 00' East five and six-tenths (5.6) chains to a point on the East line of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) which is six (6.0) chains North of the Southeast corner of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), thence North fourteen(14.0) chains to the Northeast corner of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), thence West to the point of beginning, all in Section Ten (10), Township Ninety (90) North, Range Four (4), West of the Fifth P.M., except Parcel "D" being Part of the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4) and Part of the Southwest Quarter of the Northwest Quarter (SW1/4-NW1/4) of Section 10, Township 90 North, Range 4 West of the Fifth Principal Meridian, Delaware County, Iowa, according to the plat recorded in Book 2002, Page 4947.

PIN: 055100000400; 055100000420

“Consideration is less than five hundred dollars and therefore exempt from declaration of value and groundwater hazard statement.”

This conveyance shall be subject to real estate taxes for the year 2025 and all subsequent years, and subject to any and all easements, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

1. Full power and authority is hereby granted to said Trustee:
 - A. To contract to sell, to grant options to purchase, to sell on any terms, and to convey either with or without consideration.
 - B. To donate, to dedicate, to mortgage, pledge or otherwise encumber said property.
 - C. To lease said property, or any part thereof, from time to time, by leases to commence in the present or in the future.
 - D. To renew or extend leases upon any terms and for any period or periods of

time, and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter.

- E.** To partition or to exchange said property, or any part thereof, for other real or personal property.
 - F.** To grant easements or charges of any kind.
 - G.** To release, convey or assign any right, title or interest in or about said premises.
 - H.** To improve, manage, protect and subdivide said real estate or any part thereof.
 - I.** To dedicate parks, streets, highways or alleys.
 - J.** To vacate any subdivision or part thereof.
 - K.** To deal with said property and every part thereof, without limitation by reason of the enumeration thereof, in all other ways and for such other considerations as it would be lawful for any person owning the same to deal therewith, whether similar to or different from the ways above specified, at any time or times hereafter.
- 2.** It is the express intention of this instrument to vest in the said trustee the entire legal and equitable title in fee, in and to all the premises above described.

Dated on April 22, 2025.

By: Elmer J. Feldmann By: Dorothy M. Feldmann
ELMER J. FELDMANN **DOROTHY M. FELDMANN**

STATE OF IOWA)
) SS.
COUNTY OF DUBUQUE)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **ELMER J. FELDMANN** and **DOROTHY M. FELDMANN**, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the purposes therein set forth.

Given under my hand and Notarial Seal on April 22, 2025.

By: Tara L Staner
Notary Public

TARA STANER
IOWA NOTARIAL SEAL
COMMISSION NUMBER: 704923
MY COMMISSION EXPIRES: 8-31-2027