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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return to: Mary McCracken, 80 Surfview Dr #212, Palm Coast, FL 32137
Preparer: Brandan McCracken, 129 N 13th Ter, Fernandina Beach, FL 32034 (352)262-5813
Taxpayer: Mary McCracken, 80 Surfview Dr #212, Palm Coast, FL 32137

WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Mary Klaus McCracken, an unmarried widow, does hereby Convey to Mary S. McCracken Trustee of The McCracken Klaus Trust dated May 1, 2025, the following described real estate in Delaware County, Iowa:

The Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and all that part of the Northeast Quarter (NE $\frac{1}{4}$) lying South of the railroad right-of-way in Section Twenty Nine (29) and that part of the East three-quarters (E $\frac{3}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty (20) lying South of the railroad right-of-way, all in Township Ninety (90) North, Range Six (6), West of the Fifth P.M.

That part of the West one-fourth of the Southeast Quarter (SE $\frac{1}{4}$) that lies South of the highway, except the railroad right-of-way, and that part of the West one-half (W $\frac{1}{2}$) of the East one-half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) lying South of the highway, and that part of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and of the East one-half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) lying North of the railroad right-of-way, all in Section Twenty (20), also all that part of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty Nine (29) that lies North of the Chicago Great Western Railroad right-of-way, all in Township Ninety (90) North, Range Six (6), West of the Fifth P.M.

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

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.

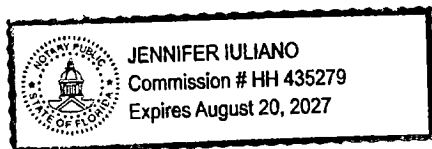
Dated: May 5, 2025

Mary Klaus McCracken
Mary Klaus McCracken, Grantor

STATE OF FLORIDA
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 5th day of MAY, 2025, by Mary Klaus McCracken.

(Seal)



Signature of Notary Public

Jennifer Iuliano

Printed Name of Notary Public

My Commission Expires: _____

Personally known: _____ OR Produced Identification: ☒
Type of Identification Produced: FL DL M208655329000