

Recorded: 5/14/2025 at 3:55:22.0 PM
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: 1223

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Michael K. Downs Revocable Trust U/A dated May 14, 2025, 1840 180th St., Manchester, IA 52057

Return Document To: Brian C. Eddy 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, Michael K. Downs a/k/a Michael Downs and Dorothy L. Downs a/k/a Dorothy Downs, husband and wife, do hereby Convey an undivided one-half interest to the Michael K. Downs Revocable Trust U/A dated May 14, 2025 and an undivided one-half interest to the Dorothy L. Downs Revocable Trust U/A dated May 14, 2025, the following described real estate in Delaware County, Iowa:

***See Exhibit A**

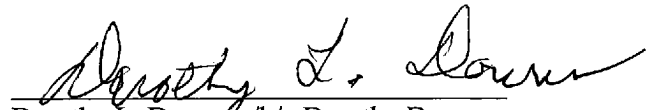
***This deed is exempt according to Iowa Code 428A.2(21).**

Grantors 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.

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

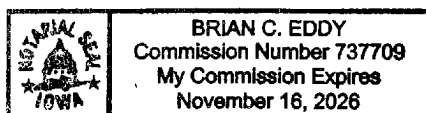
Dated: May 14, 2025


Michael K. Downs a/k/a Michael Downs, Grantor


Dorothy L. Downs a/k/a Dorothy Downs,
Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This instrument was acknowledged before me on May 14, 2025, by Michael K. Downs a/k/a Michael Downs and Dorothy L. Downs a/k/a Dorothy Downs, husband and wife.




Notary Public

Exhibit A
Legal Descriptions

Part of Lot Twelve (12) of Creek View Estates - Plat No. 1, a Subdivision of Part of the North one-half (N 1/2) of the Northwest Quarter (NW 1/4) of Section Sixteen (16), Township Eighty-Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book 3 Plats, Page 150, described as that part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Sixteen (16), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point on the North line of said Section Sixteen (16) that is one hundred twenty (120) rods East of the Northwest corner of said Section Sixteen (16), and running thence East twenty eight (28) rods, thence South forty six (46) rods, thence Southwesterly twenty nine and four hundred eleven one-thousandths (29.411) rods to a point fifty five (55) rods directly South of the point of beginning, thence North fifty five (55) rods to the point of beginning, except any part thereof contained in that tract described as commencing at the Northeast corner of said Northwest Quarter (NW 1/4), and running thence South eight (8) rods to the center of the highway, thence in a Northwesterly direction along the center of the highway twenty four (24) rods to the North line of said Section Sixteen (16), thence east on said Section line to the point of beginning, and

The Southwest 1/4 of the Northwest 1/4 except Parcel B; the Northwest 1/4 of the Northwest 1/4 South and West of County Road; and the Southeast 1/4 of the Northwest 1/4 South and West of road; all in Section 35, Township 90 North, Range 6 West of the 5th P.M. in Delaware County, Iowa.