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Document 2025 1624 Type 03 001 Pages 2
Date 6/23/2025 Time 2:01:23PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$24.80

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Joseph S. Richter and Sara A. Richter, 1783 275TH AVE, Earlville, IA 52040

Taxpayer: Joseph S. Richter and Sara A. Richter, 1783 275TH AVE, Earlville, IA 52040

Preparer: Werner Hellmer, 137 First Avenue E, PO Box 342, Dyersville, IA 52040, Tel: 563-580-3554



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, James E. Richter, Trustee of the James E. Richter Revocable Trust dated August 5, 2014 and Theresa E. Richter, Trustee of the Theresa E. Richter Revocable Trust dated August 5, 2014, do hereby Convey to Joseph S. Richter and Sara A. Richter, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The South Two Hundred (200) feet of the North Four Hundred (400) feet of the West Three Hundred Sixty (360) feet of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-Five (25), Township Eighty-Nine (89) North, Range Four (4), West of the Fifth P.M., subject to highways and easements of record

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

"There is no known burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement." *WTH*

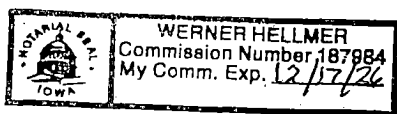
Dated: June 21, 2025

By James E Richter
James E. Richter as trustee of the James E.
Richter Revocable Trust, Grantor

By Theresa E Richter
Theresa E. Richter as trustee of the Theresa E.
Richter Revocable Trust, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

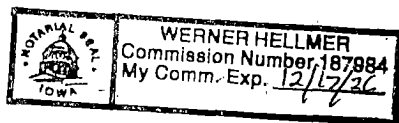
This record was acknowledged before me on June 21, 2025, by James E. Richter as trustee of the James E. Richter Revocable Trust



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 21, 2025, by Theresa E. Richter as trustee of the Theresa E. Richter Revocable Trust



[Signature]
Signature of Notary Public