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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Justin M. Vorwald, 132 South Main Street, P.O. Box 306, Elkader, IA 52043, Telephone: (563) 245-1722

Taxpayer Information:

Rosalie Brunkan Revocable Trust dated June 24, 2025
c/o Timothy Brunkan, Trustee
1010 W. Spring Street, Eldridge, IA 52748

Return Document To:

Rosalie Brunkan Revocable Trust dated June 24, 2025
c/o Timothy Brunkan, Trustee
1010 W. Spring Street, Eldridge, IA 52748

Grantors:

Rosalie Brunkan

Grantees:

Timothy Brunkan, as Trustee of the Rosalie Brunkan Revocable Trust dated June 24, 2025

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Rosalie Brunkan, single, does hereby Convey to Timothy Brunkan, as Trustee of the Timothy Brunkan Revocable Trust dated June 24, 2025, the following described real estate in Delaware County, Iowa:

The N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 15, Township 88 North, Range 3 West of the 5th P.M. and the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 88 North, Range 3 West of the 5th P.M., all located in Delaware County, Iowa.

AND

An undivided one-half (1/2) interest in and to the following described real estate:

The South Half of the Northwest quarter of the Southeast quarter, the South half of the Northeast quarter of the Southeast quarter, the Southwest quarter of the Southeast quarter, the Southeast quarter of the Southeast quarter, Section 25, and the North eight (8) acres of the Northeast quarter of the Northeast quarter, the North eleven (11) acres of the Northwest quarter of the Northeast quarter, Section 36, Township 90 North, Range 4 West of the 5th P.M.; EXCEPT:

Parcel C Part Of The Southeast Quarter (SE $\frac{1}{4}$) Of The Southeast Quarter (SE $\frac{1}{4}$) Section Twenty-five (25), Township Ninety North (T90N), Range Four West (R4W) Of The Fifth Principal Meridian Delaware County, Iowa, according to plat recorded in Book 2000, Page 3647.

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

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.

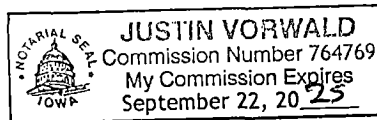
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 24, 2025.

Rosalie Brunkan
Rosalie Brunkan, Grantor

STATE OF IOWA, COUNTY OF CLAYTON:

This record was acknowledged before me on 6-24-25 by
Rosalie Brunkan.



Justin Vorwald
Signature of Notary Public