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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

***TAXPAYERS:***

Gregory T. Hoefer Trust and  
Lynne M. O'Connell Hoefer  
1017 Sunrise Drive  
Manchester, Iowa 52057

***RETURN RECORDED DEED TO:***

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

***PREPARED BY:***

Agnew Law Office, P.C.  
Patrick H. Agnew  
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Rockford, Illinois 61108  
(815) 399-3522

**DEED IN TRUST**

GRANTOR:	Gregory T. Hoefer
GRANTEE:	Gregory T. Hoefer Trust
COMMON ADDRESS:	1017 Sunrise Drive Manchester, Iowa
LEGAL DESCRIPTION:	See Page 2
PIN:	630-28-12-013-00

THE GRANTOR,

**GREGORY T. HOEFER**

a married individual 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 considerations, receipt of which is hereby duly acknowledged, **CONVEYS AND QUIT CLAIMS** unto

THE GRANTEE,

**Gregory T. Hoefer**, as Trustee of the  
**GREGORY T. HOEFER TRUST** dated July 1, 2025,

(and in case of the death, removal, absence of said Trustee or his 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 Trustee), whose address is 1017 Sunrise Drive, Manchester, Iowa,

**AN UNDIVIDED 1/2 INTEREST** in the following described real estate, commonly known as:

1017 Sunrise Drive  
Manchester, Iowa

and legally described as:

Lot Thirteen (13) of Meadow Park, A Subdivision Of Part Of The NW 1/4-NE 1/4, SW 1/4-NE 1/4, NE 1/4-NW 1/4 And The SE 1/4-NW 1/4, All Of Section 28, T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 188.

This conveyance shall be subject to the life estates granted under the Warranty Deed recorded on May 17, 2023, as Document Number 2023 1072.

PIN: 630-28-12-013-00

***Property Remains Homestead***

The undersigned, Grantor of the revocable trust named above, hereby confirms that the undersigned constitutes the sole lifetime beneficiary of said trust and that the Grantor retains the full control and possession of his interest in the real property described herein. Said property includes or is the personal residence of the undersigned Grantor prior to and after it was conveyed to said trust. The property remains the homestead of the Grantor, and no other parties have a present interest in the trust.

***“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 July 1, 2025.

By:   
GREGORY T. HOEFER

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 **GREGORY T. HOEFER** who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the purposes therein set forth.

Given under my hand and Notarial Seal on July 1, 2025.

By:

Notary Public

