

Recorded: 8/12/2025 at 12:00:47.0 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: 2126

Prepared by: William J. Nepl
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804

PHONE (319) 363-0101
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Return to and Address tax statement:

Neal W. Baty, Trustee of the Neal W. Baty Revocable Trust, u/d/o
August 12, 2025, 3397 120th Avenue, Coggon, Iowa 52218

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, NEAL W. BATY, a single person, does hereby convey to NEAL W. BATY, as Trustee of the NEAL W. BATY REVOCABLE TRUST U/D/O AUGUST 12, 2025, the following described real estate in Delaware County, Iowa:

THE EAST ONE-HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY TWO (32), AND THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION THIRTY THREE (33), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

This Deed is exempt from transfer tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

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 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 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.

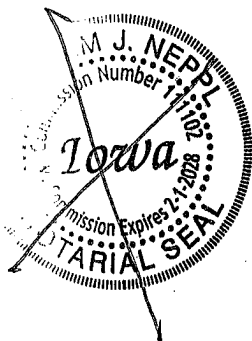
Dated: August 12, 2025.

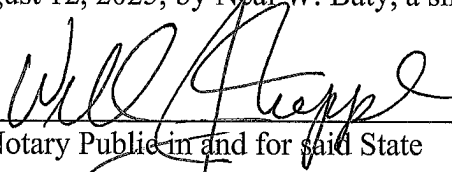


Neal W. Baty

STATE OF IOWA)
) ss:
COUNTY OF LINN)

This instrument was acknowledged before me on August 12, 2025, by Neal W. Baty, a single person.





Notary Public in and for said State

