

Recorded: 8/19/2025 at 8:13:10.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$431.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2212

Prepared by: Mark R. Van Heukelom, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804; 319-363-0101

Return to/Address tax statement: Thomas R. Vaske and Laura I. Vaske, 2999 295th Street, Hopkinton, IA 52237

TRUSTEE'S WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, KEITH W. BESLER, Trustee of the KEITH W. BESLER REVOCABLE TRUST U/D/O FEBRUARY 6, 2024, does hereby convey to THOMAS R. VASKE and LAURA I. VASKE, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

LOT 2 OF BESLER ACRES PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼), AND PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼), ALL IN SECTION SIX (6), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2023, PAGE 1131

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.

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.

By acceptance and recording of this Deed, Grantor acknowledges that Grantees are purchasers for value in good faith and without notice of any adverse claim and has relied on the Individual Trustees' Affidavit recorded with the Deed pursuant to Iowa Code Section 614.14.

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.

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.

Dated: August 15, 2025

KEITH W. BESLER REVOCABLE TRUST
U/D/O FEBRUARY 6, 2024

By: Keith W. Besler
KEITH W. BESLER, Trustee

STATE OF IOWA)
) ss:
COUNTY OF JONES)

This instrument was acknowledged before me on August 15, 2025 by KEITH W. BESLER, Trustee of the KEITH W. BESLER REVOCABLE TRUST U/D/O FEBRUARY 6, 2024.

Lisa R. Stevens
Notary Public in and for the State of Iowa

