



Book 2025 Page 2221

Document 2025 2221 Type 03 001 Pages 3
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Rec Amt \$17.00 Aud Amt \$10.00
Rev Transfer Tax \$359.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Wesley D. Schulte and Jamie K. Schulte, 100 1/2 E Main Street, Suite B, Manchester, Iowa 52057

Return Document To: Wesley D. Schulte and Jamie K. Schulte, 100 1/2 E Main Street, Suite B, Manchester, Iowa 52057

Grantors: Michael J. Tyrrell and Clark E. Tyrrell as co-trustees of John E. Tyrrell Trust dated February 2, 2024

Grantees: Wesley D. Schulte and Jamie K. Schulte

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Michael J. Tyrrell and Clark E. Tyrrell, Co-Trustees of John E. Tyrrell Trust dated February 2, 2024, does hereby Convey to Wesley D. Schulte and Jamie K. Schulte, as 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:

Parcel 2025-44, Parcel 2025-45 All Part of the NE 1/4 - NE 1/4 and Part of the SE 1/4 - NE 1/4 in Section 19, T89N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 1274; also the North two-fifths (N 2/5) of the West three eighths (W 3/8) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., except that portion of said described tract that lies East of the highway which cuts off the Southeast corner of said tract.

For a period of twenty-one (21) years from the date of the filing of this deed, Grantees shall not further subdivide the real estate, nor shall the real estate contain more than one residential dwelling.

Within one (1) year from the date of the filing of this deed Grantees shall complete the planting of a double line of trees along the westerly boundary of the real estate.

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.

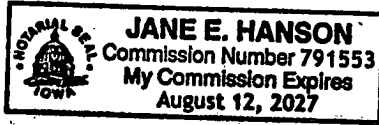
Dated: August 7, 2025.


John E. Tyrrell Trust dated February 2, 2024

By Michael J. Tyrrell
Michael J. Tyrrell, as co-Trustee

STATE OF IOWA, COUNTY OF DELAWARE

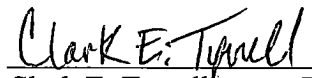
This record was acknowledged before me on August 7, 2025, by Michael J. Tyrrell, as co-trustee of the above-entitled trust.





Signature of Notary Public

John E. Tyrrell Trust dated February 2, 2024

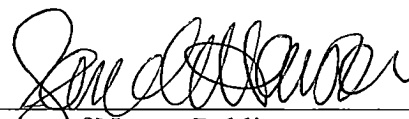
By 

Clark E. Tyrrell as co-Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 7, 2025, by Clark E. Tyrrell, as co-trustee of the above-entitled trust.





Signature of Notary Public