

Recorded: 8/26/2025 at 12:26:03.0 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: 2289

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Paul J. Sigwarth, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, IA 52001, Tel: (563) 557-8400 (anm)

Taxpayer Information:

Alvin Blum Trust dated August 15, 2025, and Suzanne Blum Trust dated August 15, 2025, 12621 Pine View Dr., Peosta, IA 52068

Return Document To:

Paul J. Sigwarth, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, Iowa 52001

Grantors:

Alvin Blum
Suzanne M. Blum

Grantees:

Alvin Blum, Trustee of the Alvin Blum Trust dated August 15, 2025; and
Suzanne Blum, Trustee of the Suzanne Blum Trust dated August 15, 2025

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Alvin Blum and Suzanne M. Blum, husband and wife, do hereby Convey an undivided one-half interest to Alvin Blum, Trustee of the Alvin Blum Trust dated August 15, 2025 and an undivided one-half interest to Suzanne Blum, Trustee of the Suzanne Blum Trust dated August 15, 2025, the following described real estate in Delaware County, Iowa:

Lot Fifty Two (52) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to Survey and Replat recorded in Book 3 Plats, Page 108; and that part of Lot Fifty Three (53) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200, described as beginning at the most Westerly corner of said Lot Fifty Three (53), thence South 75° 00' East thirteen (13) feet, thence South 55°07'30" East to the centerline of the Maquoketa River, commonly known as Lake Delhi, thence Southwesterly along said centerline to the most Southerly corner of said Lot Fifty Three (53), thence North 50°43' West along the Southwesterly line of said Lot Fifty Three (53) to the point of beginning; except that part of said Lots conveyed to Interstate Power Company by Receiver's Deed recorded in Book 63, L.D., Pages 393-397

Parcel 2018-119, Part Of Re-Platted Lot 51 Of Clair-View Acres Sec. 26, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2018, Page 3579; also all lake frontage extending into Lake Delhi and to the center of the Maquoketa River adjoining said Parcel 2018-119; also all lake frontage extending into Lake Delhi and to the center of the Maquoketa River adjoining Lot 52 of said Clair-View Acres within the extensions of the Lot lines of said Lot as shown on the plat recorded in Book 3 Plats, Page 108

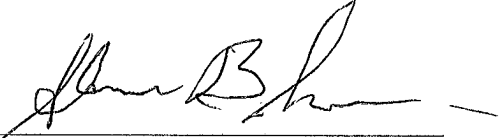
This deed is exempt according to Iowa Code 428A.2(21).

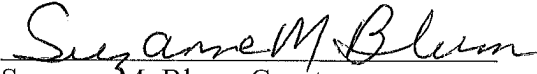
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

Signatures on following page

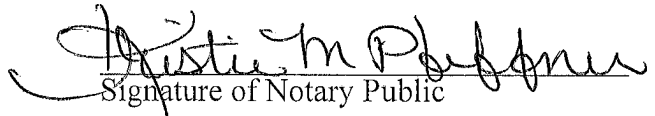
Dated: August 26, 2025.


Alvin Blum, Grantor


Suzanne M. Blum, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 26, 2025 by Alvin Blum and Suzanne M. Blum.


Signature of Notary Public

