

Recorded: 8/29/2025 at 3:05:22.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$125.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2330

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

Taxpayer Information: Memphis Voelker - 26354 212th Ave., Manchester, IA 52057

Return Document To: Memphis Voelker - 26354 212th Ave., Manchester, IA 52057

Grantors: Robert W. McDowell as trustee of the Robert W. McDowell Revocable Trust Dated June 12, 2007

Grantees: Memphis Voelker

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, Robert W. McDowell, Trustee of the Robert W. McDowell Revocable Trust Dated June 12, 2007, does hereby Convey to Memphis Voelker, the following described real estate in Delaware County, Iowa:

That part of the East one-half (E ½) of Section Twelve (12), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M. described as commencing at the East Quarter corner of said Section Twelve (12), thence North two hundred eighty two and two-tenths (282.2) feet along the East line of said Section Twelve (12), thence West two hundred seventy eight (278) feet, thence South seven hundred thirty six and two-tenths (736.2) feet, thence East two hundred seventy eight (278) feet to the East line of said Section Twelve (12), thence North four hundred fifty four (454) feet to the point of beginning, except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 95 L.D., Page 111.

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.

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.

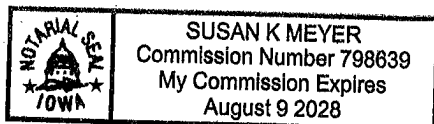
Dated: August 29, 2025

Robert W. McDowell Revocable Trust Dated
June 12, 2007

By Robert W. McDowell
Robert W. McDowell, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 29, 2021 by Robert W. McDowell, Trustee of the above-entitled trust.



Susan K Meyer
Signature of Notary Public