

Recorded: 9/2/2025 at 3:53:32.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$575.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 2365

**TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT  
Recorder's Cover Sheet**

**Preparer Information:** Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Phone: 319-334-3704

**Taxpayer Information:** Kurt Knipper and Kathy Knipper, 3108 245th Street, Earlville, IA 52041

**Return Document To:** Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644

**Grantors:** Rosalie Brunkan Revocable Trust dated June 24, 2025

**Grantees:** Kurt Knipper and Kathy Knipper

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A

## TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT

For the consideration of One Dollar(s) and other valuable consideration, Timothy Brunkan, as Trustee of the Rosalie Brunkan Revocable Trust dated June 24, 2025, does hereby convey to Kurt Knipper and Kathy Knipper, 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 2025-59 Part Of The North Half (N1/2) Of The Southwest Quarter (SW1/4) Of Section Fifteen (15), Township Eighty-Eight North (T88N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2025, Page 1962.**

The Grantor hereby warrants to Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple, 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 deposes and states that the Trustee personally knows of all 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 Grantor is the presently existing Trustee of the above-named trust dated June 24, 2025, to which the above-described real estate was conveyed to the Rosalie Brunkan Revocable Trust dated June 24, 2025, pursuant to an instrument recorded on June 30, 2025, recorded in the office of the Delaware County Recorder as Book 2025, Page 1695 and corrected in Book 2025, Page 1965 that the trust is in existence, and the Grantor has good and lawful authority to sell and convey the real estate without any limitation or qualification whatsoever; that the transfer by the Trustee to the Grantee is effective and rightful; that the grantor of the trust is not alive; that no federal estate tax or inheritance tax is due as a result of the death of the grantor; that the trust is irrevocable and none of the beneficiaries of the trust are deceased 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.

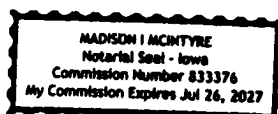
Dated: September 2, 2025.

**Rosalie Brunkan Revocable Trust dated June 24, 2025**

Timothy Brunkan as Trustee  
Timothy Brunkan, as Trustee

STATE OF IOWA, COUNTY OF BUCHANAN:

This record was acknowledged before me on September 2, 2025, by Timothy Brunkan, as Trustee of the Rosalie Brunkan Revocable Trust dated June 24, 2025.



Madison J. McIntyre  
Signature of Notary Public