

Recorded: 9/3/2025 at 9:15:12.0 AM
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: 2367

Prepared by/return to:
Mark R. Van Heukelom
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804

(319) 363-0101
FAX (319) 363-9824

Address tax statement: Norman W. Parsons, Trustee of the Norman W. Parsons Revocable Trust
41 Broadway St. SW, P.O. Box 363, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, NORMAN W. PARSONS, a single person, does hereby transfer and convey to NORMAN W. PARSONS, in his capacity as Trustee of the NORMAN W. PARSONS REVOCABLE TRUST U/D/O September 2, 2025, all of his right, title and interest in the real estate located in Delaware County, Iowa legally described as follows:

SEE EXHIBIT "A" ATTACHED.

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.

This deed is exempt from transfer tax and from filing a declaration of value and groundwater hazard statement pursuant to Iowa Code Section 428A.2(21).

This Deed was prepared at the request of the Grantor, without the benefit of a title search. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Grantor does hereby covenant with Grantee, 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 lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Dated: September 2, 2025.


NORMAN W. PARSONS, Grantor

STATE OF IOWA, COUNTY OF JONES) ss:

This instrument was acknowledged before me on September 2, 2025, by NORMAN W. PARSONS, a single person.



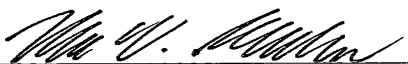

Notary Public in and for said State

EXHIBIT "A"

PARCEL NOS. 610000306320 AND 410139001910:

THAT PART OF LOT ONE (1) IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FOUR (4) WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, DESCRIBED AS COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE ¼) WITH THE WESTERLY LINE OF JACKSON STREET (NOW KNOWN AS PACKSON STREET) IN THE TOWN OF HOPKINTON, DELAWARE COUNTY, IOWA, THENCE SOUTH 27° 00' 00" WEST ALONG THE WESTERLY LINE OF JACKSON STREET (NOW KNOWN AS PACKSON STREET) SEVEN HUNDRED TWENTY SEVEN AND THIRTEEN HUNDREDTHS (727.13) FEET TO THE POINT OF BEGINNING, THENCE SOUTH 63° 13' 51" EAST SIXTY-SIX (66) FEET ALONG THE SOUTHERLY LINE OF BROADWAY STREET IN SAID TOWN OF HOPKINTON, THENCE SOUTH 27° 00' 00" WEST THIRTY-SIX AND FIFTY HUNDREDTHS (36.50) FEET, THENCE NORTH 63° 13' 51" WEST ONE HUNDRED FIFTY-NINE AND EIGHTY-FIVE HUNDREDTHS (159.85) FEET, THENCE NORTH 27° 00' 00" EAST TWO HUNDRED THREE AND FIFTY-NINE HUNDREDTHS (203.59) FEET, THENCE SOUTH 63° 13' 51" EAST NINETY-THREE AND EIGHTY-FIVE HUNDREDTHS (93.85) FEET, THENCE SOUTH 27° 00' 00" WEST ONE HUNDRED SIXTY-SEVEN AND NINE HUNDREDTHS (167.09) FEET ALONG THE WESTERLY LINE OF JACKSON STREET (NOW KNOWN AS PACKSON STREET) TO THE POINT OF BEGINNING PER PLAT RECORDED IN PLAT BOOK 6 PAGE 85 AS RECORDED IN THE OFFICE OF THE DELAWARE COUNTY RECORDER. THE WESTERLY LINE OF JACKSON STREET (NOW KNOWN AS PACKSON STREET) IS ASSUMED TO BEAR SOUTH 27° 00' 00" WEST SUBJECT TO ACCESS EASEMENT RECORDED IN BOOK 2000 PAGE 344 AND ACCESS EASEMENT RECORDED IN MISC. BOOK 2 PAGE 72.

THE AREA OF THE INTERSECTION OF JACKSON STREET (NOW PACKSON STREET) AND BROADWAY STREET (66 FEET BY 80 FEET) AND THE 132 FEET OF JACKSON STREET (NOW KNOWN AS PACKSON STREET) NORTH OF SAID INTERSECTION (66 FEET BY 132 FEET).

THE SOUTHWESTERLY 753.2 FEET OF JACKSON STREET (NOW KNOWN AS PACKSON STREET) CITY OF HOPKINTON, EXCEPT THE NORTHEASTERLY 50 FEET THEREOF, AND EXCEPT THE SOUTHWESTERLY 212 FEET THEREOF. (ALL THAT PART OF JACKSON STREET, NOW KNOWN AS PACKSON STREET, SOUTHWESTERLY OF THE RAILROAD RIGHT-OF-WAY).

AND

PARCEL NOS. 410139901800 AND 620000303120:

PARCEL 2024-44, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2024 AT PAGE 1534 OF THE RECORDS OF THE DELAWARE COUNTY, IOWA RECORDER ON JULY 2, 2024, BEING A PART OF PARCEL H IN THE NW ¼ SE ¼ AND PART OF THE NE ¼ SW ¼ OF SECTION 13, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5TH P.M., IN THE CITY OF HOPKINTON, DELAWARE COUNTY, IOWA.

AND

PARCEL NO. 610000303100:

LOTS FOUR (4), FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8) OF BLOCK FOUR (4), ALL IN ORIGINAL TOWN OF HOPKINTON, DELAWARE COUNTY, IOWA.

AND

PARCEL NO. 610000306210:

LOT SEVEN (7) OF BLOCK NINE (9) IN ORIGINAL TOWN OF HOPKINTON, DELAWARE COUNTY, IOWA.