

Recorded: 9/3/2025 at 12:19:52.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,179.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2376

Taxpayer: Kenneth J. Bell and Michelle K. Bell, 571 6th St SW, Dyersville, IA 52040
Preparer/Return to: Todd J. Locher, Locher & Davis, PLC, PO Box 7, Farley, IA 52046, Tel: 563-744-3359



TRUSTEE SPECIAL WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Dorothy M. Elgin, Trustee of Willis J. Elgin and Dorothy M. Elgin Revocable Trust Dated September, 2019 a/k/a Willis J. Elgin and Dorothy M. Elgin Revocable Trust Dated September 11, 2019, does hereby Convey to Kenneth J. Bell and Michelle K. Bell, 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:

The South seventy nine (79) acres of the West one-half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Sixteen (16), Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M.; also Parcels 2022-158 and 2022-159 Part of Parcel F in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), Township Eighty-Eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa per Plat of Survey dated November 17, 2022 and filed December 21, 2022 in Book 2022, Page 3744 of the records of Delaware County, Iowa.

This deed is given in consummation of a Real Estate Contract – Installments dated May 22, 2009 and filed May 27, 2009 in Book 2009, Page 2065 and by Assignment of Real Estate Contract dated September 11, 2019 and filed September 13, 2019 in Book 2019, Page 2505 both of the records of Delaware County, Iowa.

Grantor warrants title for all claims through or under the Grantor in existence on or before April 1, 2009.

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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.

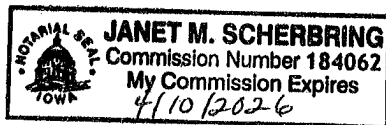
Dated: September 3, 2025.

Willis J. Elgin and Dorothy M. Elgin Revocable
Trust Dated September, 2019 a/k/a Willis J.
Elgin and Dorothy M. Elgin Revocable Trust
Dated September 11, 2019

By Dorothy Elgin
Dorothy M. Elgin, as Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on September 3, 2025, by
Dorothy M. Elgin, Trustee of the above-entitled trust.



Janet M. Scherbring
Signature of Notary Public