

Recorded: 9/15/2025 at 8:02:14.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$7.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2467

**TRUSTEE SPECIAL WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information:

Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)

Taxpayer Information:

James L. Grundmeyer, 4923 Rex Ln, Walker, IA 52352

Return Document To:

James L. Grundmeyer, 4923 Rex Ln, Walker, IA 52352

Grantors:

Daniel A. Schulte, As Trustee of the Daniel A. Schulte Trust Agreement Executed March 22, 2011, As May Be Amended, and Ann L. Schulte, As Trustee of the Ann L. Schulte Trust Agreement Executed March 22, 2011, As May Be Amended

Grantees:

James L. Grundmeyer

Legal Description: See Attached.

Document or instrument number of previously recorded documents:



TRUSTEE SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Daniel A. Schulte, As Trustee of the Daniel A. Schulte Trust Agreement Executed March 22, 2011, As May Be Amended, and Ann L. Schulte, As Trustee of the Ann L. Schulte Trust Agreement Executed March 22, 2011, As May Be Amended, do hereby convey to James L. Grundmeyer the following described real estate in Delaware County, Iowa:

Parcel 2025-67 Being Part of Lot Twenty-One (21) Of North Ridge Subdivision In the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ -SW $\frac{1}{4}$) Of Section 18, Township 89 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2025, Page 2108

Subject to restrictions, covenants, easements, ordinances and limited access provisions of record.

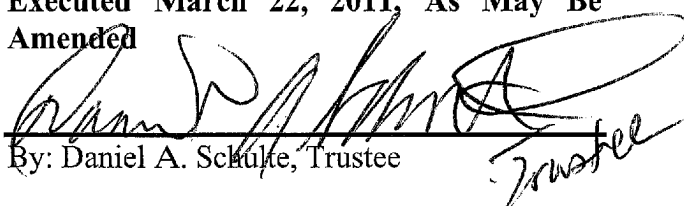
The grantors do hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantors, except as may be above stated.

The grantors further warrant to the grantee 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 grantors the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the Co-Trustees to the grantees is effective and rightful; and that the Co-Trustees know of no facts or legal claims which might impair the validity of the trusts 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 11, 2025.

**The Daniel A. Schulte Trust Agreement
Executed March 22, 2011, As May Be
Amended**


By: Daniel A. Schulte, Trustee

STATE OF IOWA, COUNTY OF Delaware :

This record was acknowledged before me on September 11, 2025, by Daniel A. Schulte, As Trustee of the Daniel A. Schulte Trust Agreement Executed March 22, 2011, As May Be Amended.



Patricia Coleman
Signature of Notary Public

**The Ann L. Schulte Trust Agreement
Executed March 22, 2011, As May Be
Amended**

Ann L. Schulte Trustee
By: Ann L. Schulte, Trustee

STATE OF IOWA, COUNTY OF Delaware :

This record was acknowledged before me on September 11, 2025, by Ann L. Schulte, As Trustee of the Ann L. Schulte Trust Agreement Executed March 22, 2011, As May Be Amended.



Patricia Coleman
Signature of Notary Public