



Book 2025 Page 2530

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Bruce I. Schneider, 20179 258th St, Manchester, Iowa 52057

Return Document To: Bruce I. Schneider, 20179 258th St, Manchester, Iowa 52057

Grantors: Bruce I. Schneider as trustee of Beverly L. Schneider Declaration of Trust dated May 31, 2002

Grantees: Bruce I. Schneider

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, Bruce I. Schneider, Trustee of Beverly L. Schneider Declaration of Trust dated May 31, 2002, does hereby Convey to Bruce I. Schneider, the following described real estate in Delaware County, Iowa:

Parcel 2018-41, Part of the SW 1/4 and Part of the SE 1/4, and Parcel 2018-42, Part of the SW 1/4 and Part of the SE 1/4 all in Section 23, T88N, R5W of the Fifth P.M., Delaware County, Iowa according to Plat recorded in Book 2018, Page 3523;

AND

The Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the North one-half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), all in Section Twenty-three (23), Township Eighty-eight North, (T88N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa; except Parcel BB part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty Three (23), Township Eighty Eight (88) North, Range five (5), West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2009, Page 1228;

AND

The South Nine (9) acres of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4), and the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-two (22) all in Township Eighty-eight North (T88N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa;

AND

A strip of land Two (2) rods wide off the North side of the South Ten (10) acres of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section

Twenty-two (22), Township Eighty-eight North (T88N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa, said strip to be used for road purposes;

AND

The South one-half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) in Section 23, T88N, R5W of the 5th P.M., Delaware County, Iowa.

This deed is exempt according to Iowa Code 428A.2(22).

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.

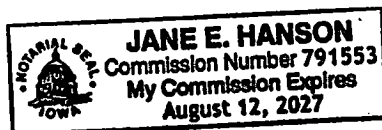
Dated: September 18, 2025.

Beverly L. Schneider Declaration of Trust dated
May 31, 2002

By Bruce I. Schneider
Bruce I. Schneider, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 18, 2025, by Bruce I. Schneider, Trustee of the above-entitled trust.



[Signature]
Signature of Notary Public