

Recorded: 9/25/2025 at 10:41:42.0 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: 2565

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704
Taxpayer Information: Ronald J. Bonert Revocable Trust U/A dated September 25, 2025, 1992 310th Ave., Dyersville, IA 52040
Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Ronald J. Bonert and Gail M. Bonert a/k/a Gail Bonert, husband and wife, hereby Convey **an undivided one-half (1/2) interest** to the Ronald J. Bonert Revocable Trust U/A dated September 25, 2025 and **an undivided one-half (1/2) interest** to the Gail M. Bonert Revocable Trust U/A dated September 25, 2025, the following described real estate in Delaware County, Iowa:

Parcel B in the SW ¼ - SW ¼ Section 22, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2005, Page 1567, subject to easements of record;

AND

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4), the South One-half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4), the West One-fourth (W 1/4) of the North One-half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) and the East Thirty (30) acres of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) all being in Section Twenty-nine (29), Township Eighty-eight North (T88N), Range Three West (R3W) of the 5th P.M., Delaware County, Iowa, subject to roadways and easements of record.

***This deed is exempt according to Iowa Code 428A.2(21).**

The Grantor does hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

The undersigned, Grantor(s) of the revocable trust(s) named above, hereby confirm(s) that the undersigned constitutes the sole lifetime beneficiary(ies) of said trust(s) and that he/she/they retain(s) the full control and possession of the real property described herein. Said property includes or is the personal residence of the undersigned prior to and after it was conveyed to said trust(s).

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: September 25, 2025

Ronald J. Bonert
Ronald J. Bonert, Grantor

Gail M. Bonert
Gail M. Bonert, Grantor

STATE OF IOWA)
)ss
COUNTY OF BUCHANAN)

This instrument was acknowledged before me on September 25, 2025, by Ronald J. Bonert and Gail M. Bonert a/k/a Gail Bonert, husband and wife.

Stephanie Sailer
Notary Public

