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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: ^{②CHK}Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Joan C. Kerns, 603 N Washington St, Edgewood, Iowa 52042

Return Document To: Joan C. Kerns, 603 N Washington St, Edgewood, Iowa 52042

Grantors: Joan C. Kerns

Grantees: Joan C. Kerns as trustee of the Joan C. Kerns Revocable Trust Agreement dated October 7, 2025

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Joan C. Kerns, a single person, does hereby Convey to Joan C. Kerns, Trustee of the Joan C. Kerns Revocable Trust Agreement dated October 7, 2025, the following described real estate in Delaware County, Iowa:

Parcel 2017-68; in the Northeast Quarter of the Northeast Quarter of Section 17, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa according to plat recorded in Book 2017, Page 2562; and

West $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section Sixteen except that part described as commencing at a point two hundred ninety seven feet South of the Northwest corner of said Section Sixteen, and running thence North sixty-nine degrees thirty seven minutes East three hundred eighty eight feet, thence Northwesterly with a five degree curve tangent to the last above mentioned line three hundred thirty three feet to the North line of said Section Sixteen thence West along the North Line of Section Sixteen, six hundred forty five feet to the Northwest corner of said Section Sixteen, thence South two hundred ninety seven feet to point of beginning; and S $\frac{1}{2}$ of NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section Seventeen; and

All the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section Seventeen which lies North of Cold Water and Colony Road and West of Highway #38 of the following described trace of land; E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section Seventeen, except commencing at a point eight rods South of the Northwest corner of SE $\frac{1}{4}$ - SE $\frac{1}{4}$ of said Section Seventeen, thence South seventy two rods, thence East thirteen and one half rods, thence North East forty-five rods to center of road, thence Northwest fifty four rods to point of beginning; and

That part of the NW $\frac{1}{4}$ - SE $\frac{1}{4}$ of Section Seventeen described as commencing at the Northeast corner of said NW $\frac{1}{4}$ - SE $\frac{1}{4}$ thence South to the Southeast corner of said NW $\frac{1}{4}$ - SE $\frac{1}{4}$, thence Northwesterly in a straight line to a point on the West line of said NW $\frac{1}{4}$ - SE $\frac{1}{4}$ forty rods South of the Northwest corner of said North West quarter of South East quarter, thence North forty rods to Northwest corner of said NW $\frac{1}{4}$ - SE $\frac{1}{4}$, thence East to place of beginning, all in Township 90 North, Range 4, West of the 5th P.M., subject to the public highways and easements of record; and

The Southwest Quarter (SW $\frac{1}{4}$), Section Thirteen (13), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., including Parcel 2019-47; in the Southwest Quarter of the Southwest Quarter and in the Southeast Quarter of the Southwest Quarter Section 13, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2019, Page 1622; and

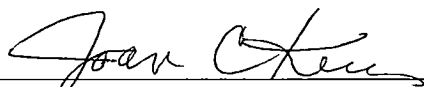
The South One-Half (S½) of the Northwest Quarter (NW ¼) of Section 13, Township 90 North, Range 5 West of the 5th P.M.; and commencing at the Southeast corner of the Northeast Quarter (NE ¼ of Section Fourteen (14) and running thence West seventy (70) rods, thence North eighty (80) rods, thence East seventy (70) rods, thence South eighty (80) rods to the place of beginning, and the East one-half (E ½) of the Southeast Quarter (SE ¼) of Section Fourteen (14); including Parcel 2019-46; in the Northeast Quarter of the Southeast Quarter Section 14, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2019, Page 1623; and except commencing at the Northwest corner thereof, and running thence South twenty nine (29) rods and four (4) links, thence Southeast along the New Wine and State Line Road eleven (11) rods and fifteen (15) links, thence North thirty four (34) rods and eighteen (18) links, thence West ten (10) rods to the place of beginning, all in Township Ninety (90) North, Range Five (5), West of the Fifth P.M.

This deed is exempt according to Iowa Code 428A.2²¹(~~14~~).

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

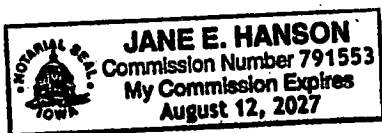
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

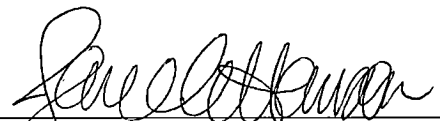
Dated: October 7, 2025.


Joan C. Kerns, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 7, 2025 by Joan C. Kerns, a single person.




Signature of Notary Public