

Recorded: 10/17/2025 at 12:05:28.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2780

Prepared by Travis M. Cavanaugh, Simmons Perrine PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement to: Stanley M. and Dawn M. Herkelman: 2330 Linden Drive SE, Cedar Rapids, IA 52403

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **STANLEY HERKELMAN** and **DAWN HERKELMAN**, husband and wife, do hereby convey to **STANLEY M. HERKELMAN** and **DAWN M. HERKELMAN**, AS CO-TRUSTEES OF THE **STANLEY M. HERKELMAN AND DAWN M. HERKELMAN JOINT REVOCABLE TRUST DATED OCTOBER 16, 2025** as it may be amended from time to time, the following described real estate in Delaware County, Iowa:

Lot 7A-2 of the "Subdivision of Lot 7A of Connolly's Riverview Addition to Delaware County, Iowa, said Subdivision being a part of the E 1/2 of the NE 1/4 of Section 30, T88N, R4W of Fifth P.M." according to plat recorded in Book 2 Plats, Page 168; also all lake frontage in respect to and adjoining said Lot 7A-2, lying between the linear extensions of the East and West boundary lines thereof to the waterfront, then to the middle of Delhi Lake,

together with and subject to easements, covenants, conditions and restrictions of record.

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 them, 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.

This deed represents a transfer of real estate for consideration less than \$500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

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 16, 2025



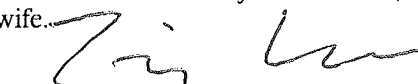
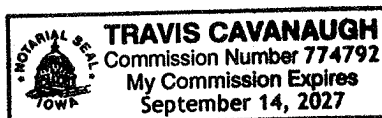
STANLEY HERKELMAN



DAWN HERKELMAN

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 16th day of October, 2025 by **STANLEY HERKELMAN** and **DAWN HERKELMAN**, husband and wife.



Notary Public in and for said State
My Commission Expires: September 14, 2027