

Recorded: 10/28/2025 at 3:10:34.0 PM
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: 2898

Preparer
Information: Attorney Dean J. Konrardy 100 West 12th Street Dubuque, IA 52001 (563) 588-0547

Address tax statement: Richard Zehr & Dorothy Zehr, 201 S. 7th Street, Manchester, IA 52057
Return Deed To: Richard Zehr & Dorothy Zehr, 201 S. 7th Street, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration

Richard L. Zehr and Dorothy M. Zehr, husband and wife, **GRANTORS**, do hereby convey to

Richard L. Zehr and Dorothy M. Zehr, Trustees of the Richard and Dorothy Zehr Trust dated October 28, 2025, **GRANTEES**,

the following described real estate in Delaware County, Iowa:

Lot Five Hundred Eighty Three (583), Manchester, Iowa according to plat recorded in Book I L.D., Page 284; and,

The Northeast Quarter (NE 1/4) of Section Twenty-Three (23), Township Eighty-Eight (88) North, Range Six (6), West of the Fifth (5th) P.M.; Except:

The South 818 feet of the East 645 feet of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 23, Township 88 North, Range 6, West of the 5th P.M. except the North 270 feet thereof in Delaware County, Iowa subject to roadways and easements of record;

The North two hundred seventy (270) feet of the South eight hundred eighteen (818) feet of the East six hundred forty five (645) feet of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M., Delaware County, Iowa subject to roadways and easements of record; and

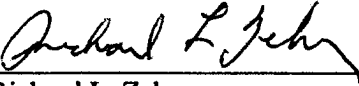
West 495 feet of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), Township Eighty-eight (88) North, Range Six (6), West of the Fifth P.M., subject to roadways and easements of record, containing thirty acres more or less.

This conveyance is exempt from Iowa Real Estate Transfer Tax pursuant to §428A.2 (21), Code of Iowa.

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 this 28th day of October, 2025.

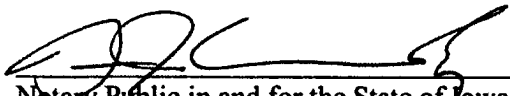

Richard L. Zehr (Grantor)


Dorothy M. Zehr (Grantor)

STATE OF IOWA)
) ss:
DUBUQUE COUNTY)

On this 28th day of October, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard L. Zehr and Dorothy M. Zehr, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.




Notary Public in and for the State of Iowa.