

Recorded: 10/29/2025 at 9:27:39.0 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: 2901

Return Document To: Kyle S. Irvin, 329 Pierce Street, Suite 200, Sioux City, IA 51102
Preparer Information: Kyle S. Irvin, 329 Pierce Street, Suite 200, Sioux City, IA 51102 712-277-4561
Address Tax Statement: Curtis Jensen, Trustee, and Karen Jensen, Trustee, 2505 Pilot Rd, Greeley, Iowa,

SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Curtis R. Jensen and Karen K. Jensen, a married couple, Grantors, do hereby convey to Curtis Jensen, or his successor, as Trustee of the Curtis Jensen Revocable Trust an undivided one-half (½) interest, and Karen Jensen, or her successor, as Trustee of the Karen Jensen Revocable Trust an undivided one-half (½) interest, as tenants in common, Grantees, in the following described real estate in Delaware County, Iowa:

See Exhibit A

Subject to covenants, conditions, restrictions and easements of record, if any.

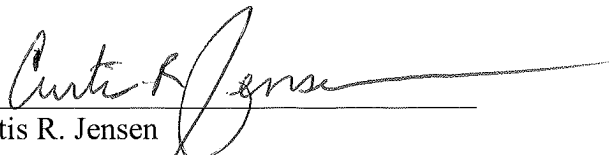
Exempt from transfer tax as per Chapter 428A.2(21).

Grantor does hereby covenant with Grantee 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. 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.

SIGNATURES ON NEXT PAGE

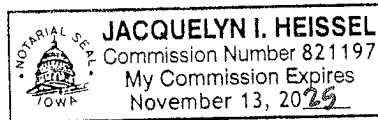
Dated: October 27th, 2025.


Curtis R. Jensen


Karen K. Jensen

STATE OF IOWA, COUNTY OF WOODBURY, ss:

This record was acknowledged before me this 27th day of October, 2025, by Curtis R. Jensen and Karen K. Jensen.



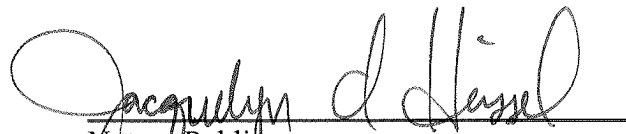

Notary Public

Exhibit A

Parcel "H" being part of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ - SW $\frac{1}{4}$) and part of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ - SW $\frac{1}{4}$) of Section Three (3), Township Ninety (90) North, Range Four (4) West of the Fifth Principal Meridian, Delaware County, Iowa, containing 5.85 acres, more or less. The exterior boundary is more particularly described by metes and bounds as follows: Commencing at the Southwest corner of Section 3, Township 90 North, Range 4 West of the 5th P.M., thence N 03°-19'-20" E, 829.09 feet along the west line of the SW $\frac{1}{4}$ - SW $\frac{1}{4}$ of said Section 3 to the Point of Beginning; thence N 03°-19'-20" E, 644.20 feet along the west line of the SW $\frac{1}{4}$ - SW $\frac{1}{4}$ and the west line of the NW $\frac{1}{4}$ - SW $\frac{1}{4}$ of said Section 3; thence N 89°-24'-57" E, 399.29 feet; thence S 03°-19'-20" W, 635.26 feet; thence S 88°-08'-16" W, 400.00 feet along the approximate centerline of a county road to the Point of Beginning. Said described parcel contains 5.85 acres, more or less. The west line of the SW $\frac{1}{4}$ - SW $\frac{1}{4}$ Section 3, T90N, R4W is assumed to bear N 03°-19'-20" E. Plat recorded in Book 2008 Page 875.