

Recorded: 11/14/2025 at 10:17:26.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3078

Prepared by Kyle W. Wilcox, 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: Benjamin D. & Megan E. Pospisil: 1310 W Summit Ave SW, Mt. Vernon, IA 52314

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **BENJAMIN D. POSPISIL** and **MEGAN E. POSPISIL**, husband and wife, do hereby convey an undivided one-half interest to **BENJAMIN D. POSPISIL, AS TRUSTEE OF THE BENJAMIN D. POSPISIL REVOCABLE TRUST DATED NOVEMBER 13, 2025**, as it may be amended from time to time, and an undivided one-half interest to **MEGAN E. POSPISIL, AS TRUSTEE OF THE MEGAN E. POSPISIL REVOCABLE TRUST DATED NOVEMBER 13, 2025**, as it may be amended from time to time, as tenants in common, in and to the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 2),

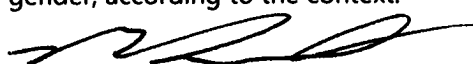
together with and subject to easements, covenants, conditions and restrictions of record.

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.

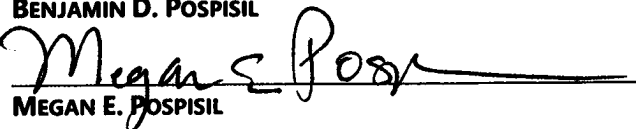
This deed represents a transfer of real estate for consideration less than \$500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

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: November 13, 2025



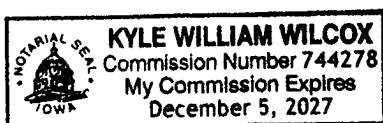
BENJAMIN D. POSPISIL

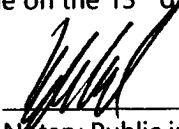


MEGAN E. POSPISIL

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 13th day of November, 2025 by **BENJAMIN D. POSPISIL** and **MEGAN E. POSPISIL**, husband and wife.





Notary Public in and for said State
Expires: 12/05/2027

EXHIBIT "A"
LEGAL DESCRIPTION

Lots Forty One (41) and Seventy Six (76) of Willie's Second Subdivision of part of the Southeast Quarter of the Northeast Quarter of Section Fifteen (15), and part of the Northeast Quarter of the Southeast Quarter of Section Fifteen (15), and part of the Northwest Quarter of the Southwest Quarter of Section Fourteen (14), and part of the Southwest Quarter of the Northwest Quarter of Section Fourteen (14), all in Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 106, and Retracement Survey recorded in Book 2008, Page 180