

Recorded: 11/26/2025 at 10:36:17.0 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: 3209

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Robin M. Gudenkauf Revocable Trust U/A Dated November 21, 2025, 2359 110th Ave., Masonville, IA 50654

Return Document To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Robin M. Gudenkauf and James Gudenkauf, wife and husband, do hereby Convey to the Robin M. Gudenkauf Revocable Trust U/A dated November 21, 2025, the following described real estate in Delaware County, Iowa:

The Southeast Quarter of Section Thirty-two (32), Township Eighty-eight North, Range Five West of the 5th P.M., subject to easements of record, and

Part NW NW of Sec. 33, Twp 89 North, Range 5, W of 5th P.M., commencing at W side of public highway 20 feet S of SE corner of Lot 8, Love's Add to Manchester, and running thence at right angles W 150 feet to W line of said public highway, thence N 86 feet along said public highway to beginning, subject to easements of record; And Lot 5 of McIntosh Second Addition, A Subdivision Of Part Of The NW ¼ Of the NW 1/4 Section 33, T89N, R5W, Of the Fifth P.M., City of Manchester, Iowa, according to plat recorded in Book 3 Plats, Page 212.

***This deed is exempt according to Iowa Code 428A.2(21).**

The Grantor does hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

The undersigned, Grantor(s) of the revocable trust(s) named above, hereby confirm(s) that the undersigned constitutes the sole lifetime beneficiary(ies) of said trust(s) and that he/she/they retain(s) the full control and possession of the real property described herein. Said property includes or is the personal residence of the undersigned prior to and after it was conveyed to said trust(s).

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

Dated: November 21, 2025

Robin M. Gudenkauf
Robin M. Gudenkauf, Grantor

James P. Gudenkauf
James Gudenkauf, Grantor

STATE OF IOWA)
)ss
COUNTY OF BUCHANAN)

This instrument was acknowledged before me on November 21, 2025, by Robin M. Gudenkauf and James Gudenkauf, wife and husband.

Brian C. Eddy
Notary Public

