

Recorded: 12/2/2025 at 8:33:50.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$479.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3261

PREPARED BY/RETURN TO: Jared S. Adam, Shuttleworth & Ingersoll, P.L.C., P.O. Box 2107, Cedar Rapids, IA 52406-2107, Ph. (319) 365-9461
ADDRESS TAX STATEMENTS TO: James R. Shanklin and Jennie L.C. Shanklin, Trustees, 170 Landau Street, Robins, IA 52328

WARRANTY DEED

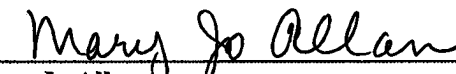
For the consideration of one dollar (\$1.00) and other valuable consideration, **Mary Jo Allan**, a single person ("Grantor"), does hereby convey to **James R. Shanklin, Jr. and Jennie L.C. Shanklin, Trustees of the James R. Shanklin, Jr. and Jennie L.C. Shanklin Trust, dated June 22, 2018** ("Grantee"), the following described real estate in **Delaware County, Iowa**:

LOTS FIVE (5) AND FIVE A (5A) OF HARTWICK LAKE CLUB NORTHEAST SECOND DIVISION PART OF THE SW $\frac{1}{4}$ OF SEC. 19, PART OF THE NW $\frac{1}{4}$, SEC. 30 AND PART OF LOT 4 OF HARTWICK LAKE CLUB NORTH THIRD SUBDIVISION ALL IN T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2005, PAGE 2840, EXCEPT PARCEL 2025-32 PART OF LOT 5 OF HARTWICK LAKE CLUB NORTHEAST SECOND DIVISION SECTION 19, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2025, PAGE 1026.

Grantor does hereby covenant with Grantee, and its successors in interest, that Grantor 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate

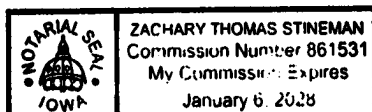
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: November 26, 2025


Mary Jo Allan

STATE OF IOWA, COUNTY OF Linn, ss:

This instrument was acknowledged before me on November 26, 2025, by **Mary Jo Allan**, a single person.




Notary Public