

Recorded: 12/9/2025 at 10:53:15.0 AM
County Recording Fee: \$42.00
Iowa E-Filing Fee: \$3.78
Combined Fee: \$45.78
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3342

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076, Tel: 563-933-4334

Taxpayer Information: Loras J. Heims and Celeste R. Heims Revocable Living Trust, 200 McCarren Drive Apt. 105, Manchester, IA 52057

Return Document To: Loras J. Heims, 200 McCarren Drive Apt. 105, Manchester, IA 52057

Grantors: Loras J. Heims and Celeste R. Heims

Grantees: Loras J. Heims and Celeste R. Heims as co-trustees of Loras J. Heims and Celeste R. Heims Revocable Living Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Loras J. Heims and Celeste R. Heims, husband and wife, do hereby Convey to Loras J. Heims and Celeste R. Heims, Co-Trustees of Loras J. Heims and Celeste R. Heims Revocable Living Trust dated December 4, 2025, the following described real estate in Delaware County, Iowa:

See attached legal description.

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

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.

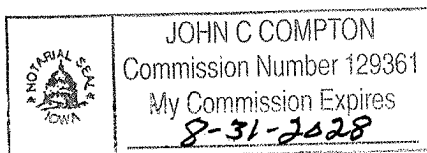
Dated: December 4, 2025.

Loras J Heims
Loras J. Heims, Grantor

Celeste R Heims
Celeste R. Heims, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 4, 2025 by
Loras J. Heims and Celeste R. Heims.



John C Compton
Signature of Notary Public

Attached to and Made Part of
Warranty Deed
Heims to Heims Trust

The Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the North thirty (30) acres of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Fourteen (14); the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty Three, and the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty Three (23), Township Ninety (T90) North, Range 6 West of the 5th P.M., Delaware County, Iowa.

All that part of the East one-half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) that lies South of the Oreglen & Forestville Road as now travelled, and the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), and all that part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) that lies south of the Oreglen & Forestville Road, and the Southeast Quarter (SE $\frac{1}{4}$), except that part of the Northeast Quarter (NE $\frac{1}{4}$) of said Southeast Quarter (SE $\frac{1}{4}$) that lies North of the railroad right-of-way, and the North one (1) acre of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quartet (SW $\frac{1}{4}$) and all that part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) lying South of the railroad right-of-way, and the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) in Section Twenty Six (26), all in Township Ninety (90) North, Range Six (6), West of the 5th P.M., Delaware County, Iowa.

All that part of the following described real estate lying South of the railroad right-of-way: The Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty Five (25), Township Ninety (90) North, Range Six (6) West of the Fifth P.M. except that part thereof described as commencing at a point on the South line of said Southwest Quarter (SW $\frac{1}{4}$) 18.17 chains West of the Southeast corner of said Southwest Quarter (SW $\frac{1}{4}$), thence North 4.40 chains, thence West 4.55 chains, thence South 4.40 chains to the South line of said Southwest Quarter (SW $\frac{1}{4}$), thence East to the point of beginning.

A strip of land 100 feet in width extending over and, across: the North Half of the Southwest Quarter of Section 25; the North Half of the Southeast Quarter, and the North Half of the Southwest Quarter, of Section 26, all in Township 90 North, Range 6 West of the Fifth Principal Meridian, said strip of land being 50 feet in width on each side of the center line of the main track (now removed) of the Minnesota and North Western Railroad Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Sections 25 and 26.

ALSO:

A strip of land 50 feet in width lying Northerly of and adjoining said above described 100 foot-wide strip of land in the Northwest Quarter of the Southeast Quarter of said Section 26, and lying Easterly of a line drawn at right angles to said original main track center line at a point thereon distant 798 feet Westerly from the intersection thereof with the East line of said Northwest Quarter of the Southeast Quarter.

ALSO:

Two strips of land, each 35 feet in width, lying on each side of and adjoining said above described 100 foot-wide strip of land in the Northwest Quarter of the Southwest Quarter of said Section 26, and lying between lines drawn at right angles to said original main track center line at points thereon distant 388 feet and 688 feet, respectively, Easterly, from the intersection thereof with the West line of said Section 26.

EXCEPT:

A strip of land 50 feet in width extending over and across the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 26, Township Ninety North (T90N), Range Six (6), West of the Fifth P.M., said strip of land being 50 feet in width extending north of the center line of the main track (now removed) of the Minnesota and Northwestern Railroad Company (later the Chicago, Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track centerline was originally located and established over and across said Section 26.

ALSO:

A strip of land 35 feet in width lying north of and adjoining said above described 50 foot wide strip of land in the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 26, and lying between lines drawn at right angles to said original main track centerline at points thereon distant 388 feet and 688 feet, respectfully, Easterly, from the intersection thereof with the West line of said Section 26.