

Recorded: 12/16/2025 at 2:32:18.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3417

Prepared by: Mark R. Van Heukelom P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Return to and Address tax statement: Dean P. Lucas, Trustee of the Dean P. Lucas Revocable Trust, and Karen J. Lucas, Trustee of the Karen J. Lucas Revocable Trust, 2066 240th Street, Manchester, IA 52057

Warranty Deed

For the consideration of Ten Dollars and other valuable consideration, DEAN P. LUCAS and KAREN J. LUCAS, husband and wife, do hereby convey all of their right, title, and interest in and to the following described real estate in Delaware County, Iowa, as follows:

An undivided one-half (1/2) interest to DEAN P. LUCAS, in his capacity as Trustee of the DEAN P. LUCAS REVOCABLE TRUST U/D/O December 16, 2025; and

An undivided one-half (1/2) interest to KAREN J. LUCAS, in her capacity as Trustee of the KAREN J. LUCAS REVOCABLE TRUST U/D/O December 16, 2025.

The legal description for the property subject to transfer is as follows:

PARCEL S AND PARCEL T, PART OF THE NW¼ - NE¼ IN SECTION 14, TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2001, PAGE 1829, SUBJECT TO EASEMENTS OF RECORD.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

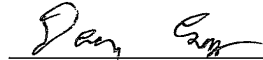
Exempt from Transfer Tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

Grantors do hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that he 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 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.

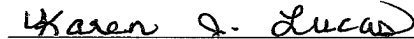
This deed was prepared at the request of the Grantors, without the benefit of a title search. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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 15, 2025



DEAN P. LUCAS



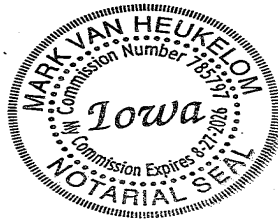
KAREN J. LUCAS

STATE OF IOWA,

ss.

COUNTY OF LINN

This instrument was acknowledged before me on December 15, 2025, by DEAN P. LUCAS and KAREN J. LUCAS, husband and wife.





Notary Public in and for said State