

Recorded: 12/22/2025 at 11:52:36.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$2,839.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3498

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Mark J. Fitzpatrick and Sheryl J. Fitzpatrick, 2396 Hwy 3, Greeley, Iowa 52050

Return Document To: Mark J. Fitzpatrick and Sheryl J. Fitzpatrick, 2396 Hwy 3, Greeley, Iowa 52050

Grantors: Clark E. Tyrrell and Michael J. Tyrrell as co-trustees of Clarine E. Tyrrell Family Trust

Grantees: Mark J. Fitzpatrick and Sheryl J. Fitzpatrick

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Clark E. Tyrrell and Michael J. Tyrrell, Co-Trustees of Clarine E. Tyrrell Family Trust, does hereby Convey to Mark J. Fitzpatrick and Sheryl J. Fitzpatrick, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4), and the South one-half (S1/2) of the Northwest Quarter (NW1/4), and the West one-half (W1/2) of the Northeast Quarter (NE1/4) of Section Eight (8), Township Ninety (90) North, Range Four (4), West of the Fifth P.M.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: December 19, 2025.

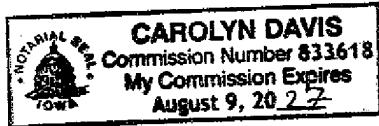
Clarine E. Tyrrell Family Trust

By Clark E. Tyrrell
Clark E. Tyrrell, as co-Trustee

By Michael J. Tyrrell
Michael J. Tyrrell, as co-Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on December 19, 2025, by Clark E. Tyrrell, co-Trustee of the above-entitled trust.

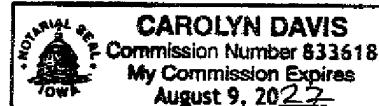


A handwritten signature of Carolyn Davis in black ink.

Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on December 19, 2025, by Michael J. Tyrrell, co-Trustee of the above-entitled trust.



A handwritten signature of Carolyn Davis in black ink.

Signature of Notary Public