

Recorded: 12/22/2025 at 12:03:45.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$545.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3501

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Joseph D. Fitzpatrick, as Trustee of the Joseph D. Fitzpatrick Revocable Trust and Karla J. Fitzpatrick, as Trustee of the Karla J. Fitzpatrick Revocable Trust, 3701 Hegerman Road, Toddville, IA 52341

Return Document To: Carolyn C. Davis, 225 1st Ave East, Dyersville, Iowa 52040

Grantors: Mark J. Fitzpatrick and Sheryl J. Fitzpatrick

Grantees: Joseph D. Fitzpatrick, as Trustee of the Joseph D. Fitzpatrick Revocable Trust and Karla J. Fitzpatrick, as Trustee of the Karla J. Fitzpatrick Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Mark J. Fitzpatrick and Sheryl J. Fitzpatrick, husband and wife, do hereby Convey to an undivided one-half interest to Joseph D. Fitzpatrick, as Trustee of the Joseph D. Fitzpatrick Revocable Trust and an undivided one-half interest to Karla J. Fitzpatrick, as Trustee of the Karla J. Fitzpatrick Revocable Trust, the following described real estate in Delaware County, Iowa:


The Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Eight (8), Township Ninety (90) North, Range Four (4), West of the Fifth P.M.

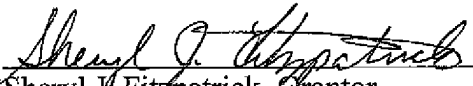
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

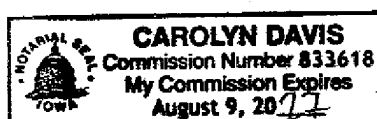
Dated: December 19, 2025.



Mark J. Fitzpatrick, Grantor


Sheryl J. Fitzpatrick, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on December 19, 2025, by Mark J. Fitzpatrick and Sheryl J. Fitzpatrick, husband and wife.




Signature of Notary Public