

Recorded: 1/26/2026 at 10:59:50.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$564.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 178

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

**Preparer Information:**

Brian J. Kane, 2100 Asbury Road, Suite 2, Dubuque, IA 52001  
Phone: (563) 582-7980

**Taxpayer Information:**

Neil M. Willenborg  
3044 160<sup>th</sup> St.  
Dyersville, IA 52040

**Return Document To:**

Neil M. Willenborg  
3044 160<sup>th</sup> St.  
Dyersville, IA 52040

**Grantor:**

Harley Willenborg Declaration of Trust dated November 8, 2010

**Grantee:**

Neil M. Willenborg

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## TRUSTEE WARRANTY DEED (Inter-Vivos Trust)

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Lynn Vining, as Trustee of the Harley Willenborg Declaration of Trust dated November 8, 2010, does hereby convey to Neil Willenborg, the following described real estate in Delaware County, Iowa:

Parcel 2025-25 In The Southeast Quarter Of The Northwest Fractional Quarter, Except Two Acres In The Northwest Corner Thereof Used For Cemetery; In Section 4, Township 89 North, Range 3 West Of The 5<sup>th</sup> P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 3427.

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.

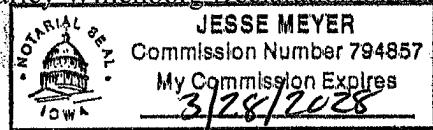
Dated: January 20, 2026.

Harley Willenborg Declaration of Trust  
dated November 8, 2010 (Grantor)

By Lynn Vining  
Lynn Vining, Trustee

### STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on January 20<sup>th</sup>, 2026, by Lynn Vining, as Trustee of the Harley Willenborg Declaration of Trust dated November 8, 2010.



Jesse Meyer  
Notary Public, State of Iowa