

Recorded: 2/5/2026 at 10:58:00.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 287

Return To: Patricia J. Chopard, 309 E Union St., Edgewood, IA 52042

Taxpayer: Patricia J. Chopard, 309 E Union St., Edgewood, IA 52042

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



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Patricia J. Chopard, single, does hereby Convey to Patricia J. Chopard, Trustee of the Patricia J. Chopard Revocable Living Trust dated 2-4-2026, the following described real estate in Delaware County, Iowa:

See attached Addendum.

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.

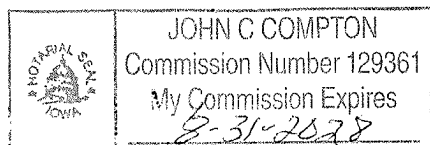
Dated: February 4, 2026

Patricia J. Chopard
Patricia J. Chopard, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 4, 2026 by
Patricia J. Chopard.

John C. Compton
Signature of Notary Public



Addendum

All of the former right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company that runs through the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth Principal Meridian, described as follows: Commencing at a point on the North Line of Lot Six (6) of the Subdivision of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Two (2), Township Ninety North (T90N), Range Five (5), West of the Fifth P.M., one hundred fifty-six (156) feet east of the Northwest corner of said Lot Six (6); thence South in a line parallel with the East line of said Lot Six (6) to the East line of the former railroad right-of-way, the same being the point of beginning; thence Southerly along said line to the mid-line of said former right-of-way, thence southeasterly along said mid-line to a point which is directly south, in a line parallel with the East line of Lot Six (6), of a point on the North line of said Lot Six (6) two hundred thirty-two (232) feet, six (6) inches east of the Northwest Corner of said Lot Six (6), thence North to the East line of said former railroad right-of-way; thence Northwesterly along said East line to the point of beginning; all in Delaware County, Iowa.

The West Fourteen (14) rods one (1) foot and six (6) inches of Lot Six (6), of the Subdivision of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the 5th P.M., except the West 156 feet thereof.