

Recorded: 2/10/2026 at 1:40:17.0 PM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.50
Combined Fee: \$30.50
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 326

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Joseph R. Rhines and Tabatha S. Rhines Revocable Living Trust - 2181 Hwy. 3, Edgewood, IA 52042

Return Document To: Joseph R. Rhines - 2181 Hwy. 3, Edgewood, IA 52042

Grantors: Joseph R. Rhines and Tabatha S. Rhines

Grantees: Joseph R. Rhines and Tabatha S. Rhines as co-trustees of Joseph R. Rhines and Tabatha S. Rhines Revocable Living Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Joseph R. Rhines and Tabatha S. Rhines, husband and wife, do hereby Convey to Joseph R. Rhines and Tabatha S. Rhines, Co-Trustees of Joseph R. Rhines and Tabatha S. Rhines Revocable Living Trust dated February 9, 2026, the following described real estate in Delaware County, Iowa:

See attached legal description.

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: 2-9-2026

Joseph R. Rhines
Joseph R. Rhines, Grantor

Tabatha S. Rhines
Tabatha S. Rhines, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on February 9, 2026 by Joseph R. Rhines and Tabatha S. Rhines.



John C. Compton
Signature of Notary Public

Attached to and Made Part of
Warranty Deed
Joseph R. Rhines and Tabatha S. Rhines Revocable Living Trust

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Six (6), Township Ninety North (T90N), Range Four (4) West of the 5th P.M. in Delaware County, Iowa, EXCEPT: a tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 6, Township 90 North, Range 4, West of the 5th P.M., described as beginning at a point 750 feet West of the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 6, from thence North 322 feet on line parallel with the East line of said Section 6; thence West 467 feet on line parallel with the South line of said Section 6; thence South on line parallel with the East line of said Section 6 to the South line of said Section 6; thence East along the South line of said Section 6 to the place of beginning.

The Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Six (6), Township Ninety North (T90N), Range Four (4) West of the 5th P.M. in Delaware County, Iowa.

The Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Seven (7), Township Ninety North (T90N), Range Four (4) West of the 5th P.M. in Delaware County, Iowa.

The West Fractional One-half (WFr $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) except that part lying south of the Colesburg Road, and further except the North ten (10) acres of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and further except Parcel "A" in the Fractional Southwest Quarter of the Southwest Quarter (Frl. SW $\frac{1}{4}$ -SW $\frac{1}{4}$) and Parcel "C" being part of the Fractional Southwest Quarter of the Southwest Quarter (Frl. SW $\frac{1}{4}$ -SW $\frac{1}{4}$), all in Section Six (6), Township Ninety North (T90N), Range Four (4) West of the 5th P.M. in Delaware County, Iowa; according to recorded Plats thereof. Being recorded in Bk 7 Plats Page 145 & Bk 2002 Page 4698 Respectively.

The South thirty (30) acres of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the North ten (10) acres of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), Section Six (6), Township Ninety North (T90N), Range Four (4) West of the 5th P.M. in Delaware County, Iowa.