

Recorded: 2/17/2026 at 9:10:11.0 AM  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 363

PREPARED BY/RETURN TO: PETER H. WESSELS, WESSELS LAW FIRM, P.C., 423 17<sup>th</sup> St., Ste. 102,  
Rock Island, IL 61201; (309) 794-9400

ADDRESS TAX STATEMENT: Jimmy E. Schaul, Trustee, 109 Evans Ave, Manchester, IA 52057

## DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, JIMMY E. SCHAUL, a single person, for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable considerations in hand paid, conveys and quit claims unto JIMMY E. SCHAUL, as Trustee under the provisions of the JIMMY E. SCHAUL TRUST DATED FEBRUARY 13, 2026, all right, title and interest in and to the following described real estate in the County of Delaware and State of Iowa:

SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS EXPRESS, REFERENCE MADE A PART HEREOF.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

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CONSIDERATION LESS THAN \$500.00. TRANSFER TAX STAMPS EXEMPT PER IOWA CODE 428A.2 EXEMPTION 21.

Full power and authority is hereby granted to said Trustee to improve and manage, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust, and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to mortgage, to pledge, or otherwise encumber said property or any part thereof, to lease said property, or any part thereof from time to time, and upon any terms and for any period or periods of time, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right, title or interest in or about or easement appurtenant to, said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

The undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and  
seal this 13th day of February, 2026.

JO E. SCHAUL  
JIMMY E. SCHAUL

STATE OF ILLINOIS )  
COUNTY OF ROCK ISLAND )  
 ) SS

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that JIMMY E. SCHAUL, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 13th day of February, 2026.



Patricia Malone  
Notary Public

EXHIBIT "A"

The East thirty-four (34) feet of Lot Three (3), Block Four (4), Gales Subdivision, Manchester, Iowa, according to Resurvey of Lots 1 through 11, Block 4 & East 2' Lot 11 Blk. 7, Gales Subdivision, Manchester, Iowa, recorded in Book 2 Plats, Page 153.

AND

The East forty eight (48) feet of Lot Four (4) and the West thirty six (36) feet of Lot Three (3), Block Four (4), Gales Subdivision, Manchester, Iowa, according to Resurvey of Lot 1 through 11, Block 4 & East 2' Lot 11, Blk. 7, Gales Subdivision, Manchester, Iowa, recorded in Book 2 Plats, Page 153.