

Recorded: 2/26/2026 at 10:10:51.0 AM  
County Recording Fee: \$32.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$35.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 453

**MAIL TAX BILL TO:**

Kluesner Family Trust  
21844 275th Avenue  
Earlville, Iowa 52041

**RETURN RECORDED DEED TO:**

Agnew Law Office, P.C.  
129 South Phelps Avenue  
Suite 801  
Rockford, Illinois 61108

**PREPARED BY:**

Agnew Law Office, P.C.  
Patrick H. Agnew  
Iowa Bar Member #28309  
129 South Phelps Avenue  
Suite 801  
Rockford, Illinois 61108  
(815) 399-3522

**DEED IN TRUST**

GRANTOR: Stephanie Ann Kluesner

GRANTEE: Kluesner Family Trust

COMMON ADDRESS: Lot 1  
Earlville, Iowa

LEGAL DESCRIPTION: See Page 2

PIN: 000160360204600

THE GRANTOR,

**STEPHANIE ANN KLUESNER,**

a married women of the County of Delaware and State of Iowa,

for and in consideration of the sum of One Dollar (\$1.00), in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, **CONVEYS AND QUIT CLAIMS** unto

THE GRANTEE,

**Brett J. Kluesner and Stephanie A. Kluesner**, as Co-Trustees of the **KLUESNER FAMILY TRUST** dated February 23, 2026,

(and in case of the death, removal, absence of said Co-Trustees or their resignation, inability or refusal to act, then unto the then acting successor in trust, with like powers, duties and authorities as are hereby vested in said Co-Trustees), whose address is 21844 275th Avenue, Earlville, Iowa 52041,

**ALL INTEREST** in the following described real estate, commonly known as:

Lot 1  
Earlville, Iowa

and legally described as:

Lot 1, Block 3, of the subdivision of lot 2 of Timbergate Subdivision in Section 36, Township 89 North, Range 4, West of the Fifth Principal Meridian in Delaware County, Iowa.

PIN: 000136360204600

***Property Remains Homestead***

The undersigned, Grantors of the revocable trust named above, hereby confirms that the undersigned constitutes the sole lifetime beneficiaries of said trust and that the Grantors retain the full control and possession of the real property described herein. Said property includes or is the personal residence of the undersigned Grantors prior to and after it was conveyed to said trust. The property remains the homestead of the Grantors, and no other parties have a present interest in the trust.

***“Consideration is less than five hundred dollars and therefore exempt from declaration of value and groundwater hazard statement.”***

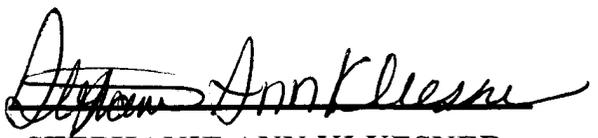
This conveyance shall be subject to real estate taxes for the year 2026 and all subsequent years, and subject to any and all easements, restrictions, covenants and encumbrances of record.

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

1. Full power and authority is hereby granted to said Trustee:
  - A. To contract to sell, to grant options to purchase, to sell on any terms, and to convey either with or without consideration.
  - B. To donate, to dedicate, to mortgage, pledge or otherwise encumber said property.
  - C. To lease said property, or any part thereof, from time to time, by leases to commence in the present or in the future.
  - D. 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.

- E.** To partition or to exchange said property, or any part thereof, for other real or personal property.
  - F.** To grant easements or charges of any kind.
  - G.** To release, convey or assign any right, title or interest in or about said premises.
  - H.** To improve, manage, protect and subdivide said real estate or any part thereof.
  - I.** To dedicate parks, streets, highways or alleys.
  - J.** To vacate any subdivision or part thereof.
  - K.** To deal with said property and every part thereof, without limitation by reason of the enumeration thereof, in all other ways and for such other considerations as it would be lawful for any person owning the same to deal therewith, whether similar to or different from the ways above specified, at any time or times hereafter.
- 2.** It is the express intention of this instrument to vest in the said trustee the entire legal and equitable title in fee, in and to all the premises above described.

Dated on February 23, 2026.

By:   
**STEPHANIE ANN KLUESNER**

STATE OF IOWA                    )  
  )        SS.  
DELAWARE COUNTY                )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **STEPHANIE ANN KLUESNER**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the purposes therein set forth.

Given under my hand and Notarial Seal on February 23, 2026.

By: April Blasen  
Notary Public

