

Recorded: 4/17/2026 at 9:47:59.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 923

Prepared by/return to:
Mark R. Van Heukelom
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804

FAX

(319) 363-0101
(319) 363-9824

Address tax statement: Mark A. Wilson & Randy S. Wilson, Co-Trustees of the Carolyn E. Wilson Revocable Trust, 1680 Glen Rock Dr., Marion, IA 52302

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, CAROLYN E. WILSON, a single person, does hereby transfer and convey to MARK A. WILSON & RANDY S. WILSON, in their capacity as Co-Trustees of the CAROLYN E. WILSON REVOCABLE TRUST U/D/O March 27, 2026, all of his right, title and interest in the real estate located in Delaware County, Iowa legally described as follows:

SEE EXHIBIT "A" ATTACHED.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

This deed is exempt from transfer tax and from filing a declaration of value and groundwater hazard statement pursuant to Iowa Code Section 428A.2(21).

This Deed was prepared at the request of the Grantor, without the benefit of a title search. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Grantor does hereby covenant with Grantee, 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 lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Dated: March 27, 2026.



CAROLYN E. WILSON, Grantor

STATE OF IOWA, COUNTY OF LINN) ss:

This instrument was acknowledged before me on March 27, 2026, by CAROLYN E. WILSON, a single person.





Notary Public in and for said State

EXHIBIT "A"

PARCEL NO. 365250001200

THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) AND THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER, ALL LOCATED IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FIVE (5), WEST OF THE 5TH P.M.

PARCEL NO. 370300000810

THE SOUTH HALF (S ½) OF THE SOUTHWEST QUARTER (SW ¼) EXCEPT PARCEL B PART OF THE SOUTH ONE HALF (S ½) OF THE SOUTHWEST FRACTIONAL QUARTER (SW FRL. ¼), SECTION THIRTY (30), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FOUR (4) WEST OF TH FIFTH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2007, PAGE 2481; AND

THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) AND THE SOUTH 20 ¾ ACRES OF THE NORTHWEST QUARTER (NW ¼) SOUTHWEST QUARTER (SW ¼), ALL LOCATED IN SECTION THIRTY (30), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M.