

Recorded: 5/5/2026 at 10:31:44.0 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: 1116

Return to/

Prepared by: Maureen A. Gronstal
Bradley & Riley PC

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

(319) 363-0101

FAX (319) 363-9824

Address tax statement: Larry and Linda Larson, 1508 10th Street NW, Cedar Rapids, IA 52405

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, LARRY A. LARSON and LINDA L. LARSON, a married couple, do hereby convey to LARRY A. LARSON and LINDA L. LARSON, Co-Trustees of the LARSON FAMILY TRUST U/D/O MAY 4, 2026, the following described real estate in Delaware County, Iowa:

SEE ATTACHED EXHIBIT "A"

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.

Exempt from Transfer Tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

Grantors do hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that he 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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

This deed was prepared at the request of the Grantors, 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.

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: May 4, 2026.


LARRY A. LARSON

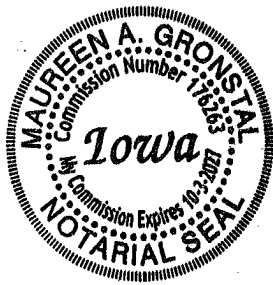

LINDA L. LARSON

STATE OF IOWA,

ss.

COUNTY OF LINN

This instrument was acknowledged before me on May 4, 2026, by LARRY A. LARSON and LINDA L. LARSON, a married couple.



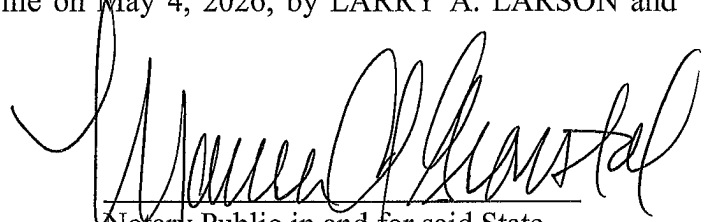

Notary Public in and for said State

EXHIBIT "A"

LOTS THIRTY-FIVE (35) AND FORTY-SIX (46) OF WILLIE'S SECOND SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION FIFTEEN (15), AND PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FIFTEEN (15), AND PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FOURTEEN (14), AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION FOURTEEN (14), ALL IN TOWNSHIP EIGHTY-EIGHT (88) NORTH, RANGE FIVE (5), WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 4 PLATS, PAGE 106.

AND

AN UNDIVIDED ONE-FIFTH INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE: LOT SEVENTY-TWO (72) WILLIE'S SECOND SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION FIFTEEN (15), AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FIFTEEN (15), AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FOURTEEN (14), AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION FOURTEEN (14), ALL IN TOWNSHIP EIGHTY-EIGHT (88) NORTH, RANGE FIVE (5), WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.