



**Book 2026 Page 1156**  
**Document 2026 1156 Type 03 001 Pages 3**  
**Date 5/08/2026 Time 10:11:05AM**  
**Rec Amt \$17.00 Aud Amt \$25.00**

**Daneen Schindler, RECORDER/REGISTRAR**  
**DELAWARE COUNTY IOWA**

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

**Taxpayer Information:** Linda M. Kirby, 1724 Hwy 13, Manchester, IA 52057

**Return Document To:** Linda M. Kirby, 1724 Hwy 13, Manchester, IA 52057

**Grantors:** Linda M. Kirby

**Grantees:** Linda M. Kirby as trustee of the Linda M. Kirby Revocable Trust Agreement dated May 8, 2026

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Linda M. Kirby, a single person, does hereby Convey to Linda M. Kirby as trustee of the Linda M. Kirby Revocable Trust Agreement dated May 8, 2026, the following described real estate in Delaware County, Iowa:

The Southeast Quarter (SE $\frac{1}{4}$ ) of Section Thirty-one (31) except Parcel 2017-06 in the Northeast Quarter of the Southeast Quarter Section 31 according to plat recorded in Book 2017, Page 358, Township Ninety (90) North, Range Six (6), West of the Fifth P.M.; and except Parcel 2019-31; in the Southeast Quarter of the Southeast Quarter Section 31, Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2019, Page 921

AND

That part of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Seven (7) and the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Eight (8) described as commencing at the Northeast corner of said Section Seven (7), and running thence West 60.5 feet, thence South 896.0 feet, thence West 90.5 feet, thence South 241.0 feet, thence North 88° 00' East 336.0 feet, thence North 2° 00' West 110.3 feet, thence North 66° 35' East 150.5 feet, thence North 50° 55' East 403.5 feet to the center line of Iowa Highway No. 13, thence Northwesterly along said centerline approximately 985.0 feet to the North line of Section Eight (8), thence West 114.9 feet to the point of beginning, all in Township 89 North of Range 5 West of the 5th P.M.

AND

The South nine (9) rods of the East nine (9) rods of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Eight (8), Township Eighty Nine (89) North, Range Five (5), West of the 5th P.M

AND

Parcel A & Parcel B, Parts Of The NW $\frac{1}{4}$ -NW $\frac{1}{4}$  Sec.8, T89N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2005, Page 113.

AND

The Northwest Quarter (NW  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of Section Eleven (11), Township Eighty-Nine (89) North, Range Five (5) West of the Fifth P.M.

AND

The Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Eight (8) and the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Seventeen (17),

all in Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M.

AND

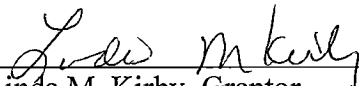
Parcel F in the NW¼ of the NW¼ of Section 8, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and Parcel H in the SW¼ of the NW¼ of Section 8, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2012, Page 4420

**This deed is exempt according to Iowa Code 428A.2(11).**

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.

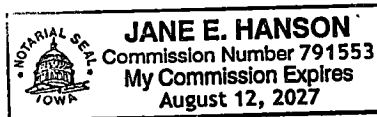
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

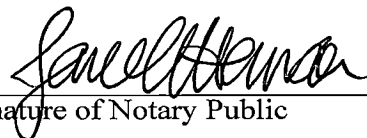
Dated: May 8, 2026.

  
\_\_\_\_\_  
Linda M. Kirby, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 8, 2026 by Linda M. Kirby, a single person.



  
\_\_\_\_\_  
Signature of Notary Public