

Recorded: 10/1/2026 at 2:06:18.0 PM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$615.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2890

Prepared by: Mark R. Van Heukelom, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804; 319-363-0101

Return to/Address tax statement: Gregory Charles Kemp, 415 Broadway Street, Hopkinton, IA 52237

TRUSTEE'S WARRANTY DEED

For the consideration of Ten (\$10.00) Dollars and other valuable consideration, JULIE ADAMSON, Trustee of the NORMAN W. PARSONS TRUST U/D/O SEPTEMBER 2, 2025, does hereby convey to GREGORY CHARLES KEMP, a single individual, the following described real estate in Delaware County, Iowa:

SEE EXHIBIT "A" ATTACHED HERETO

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.

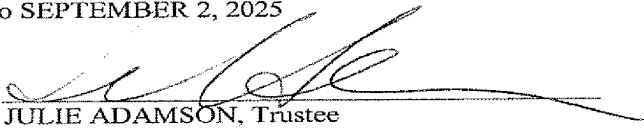
By acceptance and recording of this Deed, Grantor acknowledges that Grantee is a purchaser for value in good faith and without notice of any adverse claim and has relied on the Individual Trustees' Affidavit recorded with the Deed pursuant to Iowa Code Section 614.14.

The Grantors hereby covenants 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 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 Grantor further warrants to the Grantee all of the following: That the Trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the Grantor, the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the Trustee to the Grantee is effective and rightful; and that the Trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Dated: September 28, 2026

NORMAN W. PARSONS TRUST
u/d/o SEPTEMBER 2, 2025

By: 
JULIE ADAMSON, Trustee

STATE OF IOWA)
) ss:
COUNTY OF JONES)

This instrument was acknowledged before me on September 28, 2026 by JULIE ADAMSON, TRUSTEE of the NORMAN W. PARSONS TRUST /UD/O SEPTEMBER 2, 2025.



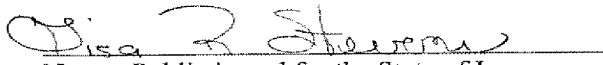

Notary Public in and for the State of Iowa

EXHIBIT "A"

THAT PART OF LOT ONE (1) IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, DESCRIBED AS COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE ¼) WITH THE WESTERLY LINE OF JACKSON STREET IN THE TOWN OF HOPKINTON, DELAWARE COUNTY, IOWA, THENCE SOUTH 27° 00' 00" WEST ALONG THE WESTERLY LINE OF JACKSON STREET SEVEN HUNDRED TWENTY SEVEN AND THIRTEEN HUNDREDTHS (727.13) FEET TO THE POINT OF BEGINNING, THENCE SOUTH 63° 13' 51" EAST SIXTY SIX (66) FEET ALONG THE SOUTHERLY LINE OF BROADWAY STREET IN SAID TOWN OF HOPKINTON, THENCE SOUTH 27° 00' 00" WEST THIRTY SIX AND FIFTY HUNDREDTHS (36.50) FEET, THENCE NORTH 63° 13' 51" WEST ONE HUNDRED FIFTY NINE AND EIGHTY FIVE HUNDREDTHS (159.85) FEET, THENCE NORTH 27° 00' 00" EAST TWO HUNDRED THREE AND FIFTY NINE HUNDREDTHS (203.59) FEET, THENCE SOUTH 63° 13' 51" EAST NINETY THREE AND EIGHTY FIVE HUNDREDTHS (93.85) FEET, THENCE SOUTH 27° 00' 00" WEST ONE HUNDRED SIXTY SEVEN AND NINE HUNDREDTHS (167.09) FEET ALONG THE WESTERLY LINE OF JACKSON STREET TO THE POINT OF BEGINNING. THE WESTERLY LINE OF JACKSON STREET IS ASSUMED TO BEAR SOUTH 27° 00' 00" WEST.

ALSO LOTS FOUR (4), FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8), BLOCK FOUR (4) AND LOT SEVEN (7), BLOCK NINE (9), HOPKINTON, IOWA, ACCORDING TO PLAT RECORDED IN BOOK B L.D., PAGES 583-584, EXCEPT RAILROAD RIGHT OF WAY; ALSO THE SOUTHWESTERLY SEVEN HUNDRED THREE AND TWO-TENTHS (703.2) FEET OF JACKSON STREET (FORMERLY JACKSON STREET) IN HOPKINTON, IOWA, BEING ALL THAT PART OF JACKSON STREET SOUTHWESTERLY OF THE RAILROAD RIGHT OF WAY AND INCLUDING THE NORTHWESTERLY SIXTY SIX (66) FEET OF BROADWAY STREET INTERSECTING SAID JACKSON STREET; ALSO PARCEL 2024-44, PART OF PARCEL H IN THE NW ¼- SE ¼ AND PART OF THE NE ¼ - SW ¼ ALL IN SECTION 13, T87N, R4W OF THE FIFTH P.M., AND IN THE CITY OF HOPKINTON, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2024, PAGE 1534.