

Recorded: 10/16/2018 at 8:39:33.0 AM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.60
Combined Fee: \$35.60
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 2934

Prepared by: Travis J. Schroeder, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Randy and Mary Jo Shover: 2271 Jefferson Rd., Manchester, IA 52057

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **RANDY SHOVER** and **MARY JO SHOVER**, husband and wife, do hereby convey an undivided one-half interest to **H. RANDY SHOVER** and **MARY JO SHOVER**, AS CO-TRUSTEES OF THE **H. RANDY SHOVER REVOCABLE TRUST DATED JULY 23, 2018**, as may be amended from time to time, and an undivided one-half interest to **MARY JO SHOVER** and **H. RANDY SHOVER**, AS CO-TRUSTEES OF THE **MARY JO SHOVER REVOCABLE TRUST DATED JULY 23, 2018**, as it may be amended from time to time, as tenants in common, in and to the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 3),

together with and subject to easements, covenants, conditions and restrictions of record.

Grantors hereby assigns to grantees all of grantors' right, title and interest as Vendors pursuant to the Real Estate Contract dated July 27, 2017 and recorded on October 19, 2017 in Book 2017, Page 2907 of the records of the Delaware County, Iowa, Recorder, as amended by Amended Real Estate Contract recorded on November 1, 2017 in Book 2017, at Page 3029, of the Records of the Delaware County, Iowa, Recorder.

Grantors do hereby covenant with grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, 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 represents a transfer of real estate for consideration less than \$500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

This deed was prepared at the request of the grantors, without the benefit of a title search, an information concerning these properties was furnished by grantors. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or 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.

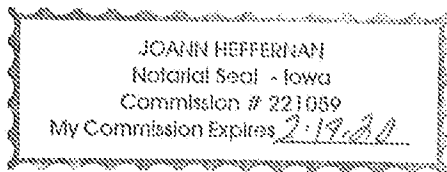
Dated: 10-12, 2018

Randy Shover
RANDY SHOVER

Mary Jo Shover
MARY JO SHOVER

STATE OF IOWA, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on the 12th day of October, 2018, by
RANDY SHOVER and MARY JO SHOVER, husband and wife.



Joann Heffernan
Notary Public in and for said State
My Commission Expires: 2-19-21

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 1, 16, 18 and 25, all of Windy Hollow Subdivision of part of the NE Frl. $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4-88N-5W, Delaware County, Iowa, according to the plat recorded in Book 2000 at Page 1238, of the records of the Delaware County, Iowa, Recorder;

AND

An undivided 20% interest in and to:

The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13-90N-4W, Delaware County, Iowa; AND the South Frl. $\frac{1}{2}$ of the NW $\frac{1}{4}$ and all that part of the NW Frl. $\frac{1}{4}$ of the NW $\frac{1}{4}$ described as commencing at the SW corner of said NW $\frac{1}{4}$, running thence East 9 chains to a stone; thence North 55° West 10 chains and 88 links to the West line of said NW Frl. $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence South 6 chains 28 links to the point of beginning, all in Section 19-90N-3W, Delaware County, Iowa.