



Book 2019 Page 934

2019 934 Type 03 001 Pages 2

Date 4/29/2019 Time 11:26:30AM

Rec Amt \$12.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: Tim and Nicole Guenther: 2492 55th Street, Vinton, IA 52349

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **TIMOTHY B. GUENTHER** also known as Tim Guenther and **NICOLE GUENTHER**, husband and wife, do hereby convey an undivided one-half interest to **TIMOTHY B. GUENTHER** and **NICOLE L. GUENTHER, AS CO-TRUSTEES OF THE TIMOTHY B. GUENTHER LIVING TRUST AS AMENDED AND RESTATED ON APRIL 16, 2019**, as it may be further amended, and an undivided one-half interest to **NICOLE L. GUENTHER** and **TIMOTHY B. GUENTHER, AS CO-TRUSTEES OF THE NICOLE L. GUENTHER LIVING TRUST, AS AMENDED AND RESTATED ON APRIL 16, 2019**, as it may be further amended, 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 2),

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

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. The preparer of this deed assumes no liability for 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.

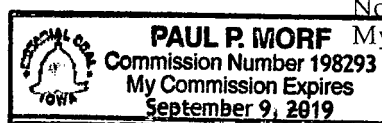
Dated: April 16, 2019

TIMOTHY B. GUENTHER

NICOLE GUENTHER

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 16th day of April, 2019 by **TIMOTHY B. GUENTHER** and **NICOLE GUENTHER**, husband and wife.



Notary Public in and for said State
My Commission Expires: 9/9/2019

EXHIBIT "A"
LEGAL DESCRIPTION

Lots Eight (8) and Nine (9) of H.L.C. South Addition to Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 164; also all lake frontage running to the waterfront and then at right angles to the middle of Delhi Lake, also called Hartwick Lake, in respect to and adjoining Lots Eight (8) and Nine (9).

30-88-4