

Recorded: 6/29/2020 at 3:03:52.0 PM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.50
Combined Fee: \$30.50
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 2132

Prepared by: Travis J. Schroeder 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 Statements to: Thomas D. Rosenberger: 1724 12th Street NW, Cedar Rapids, IA 52405

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **THOMAS D. ROSENBERGER**, a single person, does hereby convey to **THOMAS D. ROSENBERGER, AS TRUSTEE OF THE THOMAS D. ROSENBERGER REVOCABLE TRUST DATED JUNE 29, 2020**, as it may be amended from time to time, 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.

Grantor does hereby covenant with grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, except as may be above stated. 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 grantor, without the benefit of a title search. The preparer of this deed assumes no liability for the status of the title to the property.

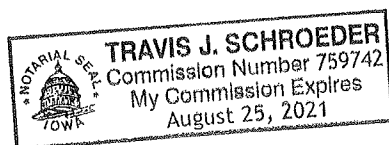
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 29, 2020


THOMAS D. ROSENBERGER

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 29th day of June 2020, by **THOMAS D. ROSENBERGER**, a single person.



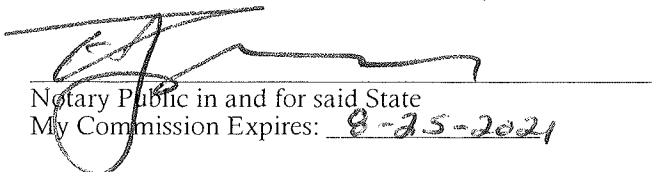

Notary Public in and for said State
My Commission Expires: 8-25-2021

EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the South $1/3^{\text{rd}}$ of the SE $1/4$ lying East of the public highway in Section 28 and a tract of land described as: Commencing at the NE corner of the NE $1/4$ of Section 33; thence West approximately 660 feet to the center of the public highway; thence in a SE-ly direction in the center of the public highway approximately 1,750 feet; thence North along the section line approximately 1,488 feet to the point of beginning; all in Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa;

AND

The SW $1/4$ of the SW $1/4$ of the SW $1/4$ of Section 27, Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa.