

Recorded: 6/21/2021 at 9:36:32.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2233

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: Gary and Tanja Foster: 804 East Howard, Manchester, IA 52057

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, GARY C. FOSTER and TANJA FOSTER, husband and wife, do hereby convey an undivided one-half interest to GARY C. FOSTER and TANJA FOSTER, AS CO-TRUSTEES OF THE GARY C. FOSTER REVOCABLE TRUST DATED June 16, 2021, as it may be amended from time to time, and an undivided one-half interest to TANJA FOSTER and GARY C. FOSTER, AS CO-TRUSTEES OF THE TANJA FOSTER REVOCABLE TRUST DATED June 16, 2021, 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:

The East 75 ½ feet of the S ½ of the West ½ of Lot 22, Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Pages 484-485 of the records of the Delaware County, Iowa;

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 legal 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 16, 2021

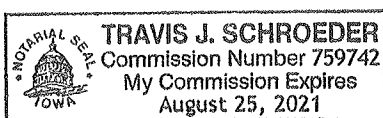


GARY C. FOSTER


TANJA FOSTER

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 16th day of June, 2021, by GARY C. FOSTER and TANJA FOSTER, husband and wife.





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