



Book 2021 Page 2262

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by/ Mark R. Van Heukelom
Return to: Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804

(319) 363-0101
FAX (319) 363-9824

Address tax statement: Mervin E. Stutzman & Edna Mae Stutzman
3008 Highway 38, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of One Dollar (\$1.00), EDWARD P. STUTZMAN and ESTHER S. STUTZMAN, husband and wife, do hereby convey to MERVIN E. STUTZMAN and EDNA MAE STUTZMAN, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, an undivided one-half interest in the following described real estate in Delaware County, Iowa:

PARCEL 2018-17 PART OF THE NW¼ - NE¼; IN SECTION 13, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2018, PAGE 682.

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.

This Deed is exempt from Transfer Tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors covenant to warrant and defend the real estate against lawful claims of all persons 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 was prepared without the benefit of a title search. The preparer of this Deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

*City of State Bank
P.O. Box 10
Hopkinton IA 52237*

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.

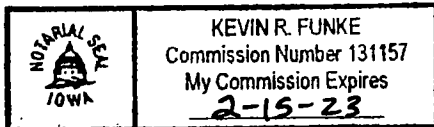
Dated: ~~May~~ ^{JUNE} 7, 2021.

Edward S. Stutzman
EDWARD P. STUTZMAN

Esther S. Stutzman
ESTHER S. STUTZMAN

STATE OF IOWA)
) ss:
COUNTY OF JOHNSON)
 DELAWARE

This instrument was acknowledged before me on ~~May~~ ^{JUNE} 7, 2021 by EDWARD P. STUTZMAN and ESTHER S. STUTZMAN, husband and wife.



Kevin R. Funke
Notary Public in and for said State