

Recorded: 9/16/2021 at 8:43:42.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3314

Prepared by/ Mark R. Van Heukelom P.O. Box 2804 (319) 363-0101
Return to: Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Address tax statement: Jason T. Miles and Mary K. Miles, 3138 285th Ave., Hopkinton, IA 52237

WARRANTY DEED

For the consideration of One Dollar (\$1.00), Norman L. Miles and Kathleen R. Miles, husband and wife, do hereby convey to Jason T. Miles and Mary K. Miles, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

PARCEL 2021-77, PART OF PARCEL 2019-82 IN THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) AND IN THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼), ALL IN SECTION NINETEEN (19), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

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 at the request of the Grantors, 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.

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: September 14, 2021.

Norman L. Miles
Norman L. Miles

Kathleen R. Miles
Kathleen R. Miles

STATE OF IOWA)
) ss:
COUNTY OF JONES)

This instrument was acknowledged before me on September 14, 2021 by Norman L. Miles and Kathleen R. Miles, husband and wife.



Mark V. Heukekom
Notary Public in and for said State