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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$31.20

Rev Stamp# 448 DOV# 448

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

24V
X

Return To: Gerald T. Burke and Carol Ann Burke, as Trustees of the Gerald T. Burke and Carol Ann Burke Revocable Trust, 1113 Gales, Ave, Manchester, Iowa 52057

Taxpayer: Gerald T. Burke and Carol Ann Burke, as Trustees of the Gerald T. Burke and Carol Ann Burke Revocable Trust, 1113 Gales, Ave, Manchester, Iowa 52057

Preparer: Daniel H. Swift, Swift Law Firm, 108 N Madison St, PO Box 207, Manchester, Iowa 52057, (563) 927-4901



WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Jill T. Tracey, a single person, does hereby Convey to Gerald T. Burke and Carol Ann Burke, as Trustees of the Gerald T. Burke and Carol Ann Burke Revocable Trust, as married persons, the following described real estate in Delaware County, Iowa:

The South thirty nine and seven-tenths (39.7) feet of Lot Ten (10), Block One (1), Gales Subdivision to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 93, EXCEPT the North fifteen (15) feet of the South thirty nine and seven-tenths (39.7) feet of Lot Ten (10), Block One (1), Gales Subdivision to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 93 conveyed by Warranty Deed-Joint Tenancy recorded in the office of the Delaware County Recorder on August 21, 2008, in Book 2008, Page 2629; also a strip of land extending thirty nine and seven-tenths (39.7) feet North and South and twenty (20) feet East and West and abutting on the East side of the South thirty nine and seven-tenths (39.7) feet of said Lot Ten (10), EXCEPT that portion of an alley located adjacent to the North fifteen (15) feet of the South thirty nine and seven-tenths (39.7) feet of Lot Ten (10), Block One (1), Gales Subdivision to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 93 conveyed by Quit Claim Deed recorded in the office of the Delaware County Recorder on July 27, 2018, in Book 2018, Page 2128;

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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 the 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.

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 this 12 day of October 2021

JILL T. TRACEY
Grantor

By *Andrew Tracey*
Andrew Tracey, Power of Attorney

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 12 day of October 2021 by Andrew Tracey as Power of Attorney for Jill T. Tracey.

Frank White
Signature of Notary Public

