

Recorded: 12/28/2021 at 10:54:23.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 4490

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

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

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

Address tax statement: Judith A. Tucker, Trustee of the Judith A. Tucker Revocable Trust
u/d/o December 28, 2021, 628 Walnut St. SE, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, JUDITH A. TUCKER, a single person, does hereby transfer and convey to JUDITH A. TUCKER, in her capacity as Trustee of the JUDITH A. TUCKER REVOCABLE TRUST U/D/O DECEMBER 28, 2021, all of her right, title and interest in the real estate located in Delaware County, Iowa legally described as follows:

**LOTS FIVE (5) AND SIX (6), CARTERS OUT LOTS TO HOPKINTON, IOWA,
ACCORDING TO PLAT RECORDED IN BOOK 19 L.D., PAGE 101;**

**ALL THAT PORTION OF CEDAR STREET LYING ADJACENT TO AND SOUTH OF
LOT 6 OF H.A. CARTER'S OUT LOTS TO THE CITY OF HOPKINTON, DELAWARE
COUNTY, IOWA;**

AND

**PARCEL E, PART OF THE NE¼ OF SEC. 24, T87N, R4W OF THE FIFTH P.M.,
DELAWARE COUNTY, IOWA ACCORDING TO PLAT RECORDED IN BOOK 1999,
PAGE 1988**

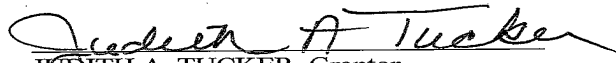
The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

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).

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 whatsoever either for the accuracy of the legal description or the status of the title to the property.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that he has 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 Grantor covenants 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.

Dated: December 28, 2021


JUDITH A. TUCKER, Grantor

STATE OF IOWA, COUNTY OF JONES ss:

This instrument was acknowledged before me on December 28, 2021, by JUDITH A. TUCKER, a single person.




Notary Public in and for said State