



Book 2022 Page 342

Document 2022 342 Type 03 001 Pages 2
Date 1/28/2022 Time 12:47:01PM
Rec Amt \$12.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Joel and Judith Eckman, 2575 210th Ave, Delhi, IA 52223

Return Document To: Joel and Judith Eckman, 2575 210th Ave, Delhi, IA 52223

Grantors: John R. Woodhouse and E. Kathleen Woodhouse

Grantees: ½ interest to Joel R. Eckman as trustee of the Joel R. Eckman Revocable Trust dated January 28, 2022, and ½ interest to Judith O. Eckman as trustee of the Judith O. Eckman Revocable Trust dated January 28, 2022

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

②
Judy + Joel Eckman
20188 147th St.
Delhi IA 52223



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, John R. Woodhouse and E. Kathleen Woodhouse, husband and wife, do hereby Convey ½ interest to Joel R. Eckman as trustee of the Joel R. Eckman Revocable Trust dated January 28, 2022, and ½ interest to Judith O. Eckman as trustee of the Judith O. Eckman Revocable Trust dated January 28, 2022, the following described real estate in Delaware County, Iowa:

Parcel T: Part of the NE¼-SE¼ Sec. 23, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2004, Page 3150

AND

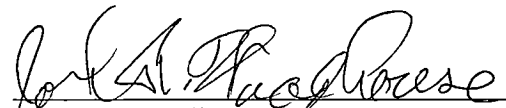
All Lake Frontage lying within the extensions of the northerly and southerly lines of Parcel F, being a part of lot 129 of "Clair-View Acres at Delhi", being located in Sections 23 and 26 of Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, per plat recorded in Book 7, Page 107, extended westerly to the water's edge and then at right angles to the middle thread of the Maquoketa River.

This deed is exempt according to Iowa Code 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 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.

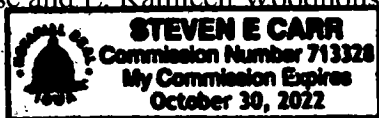
Dated: January 28, 2022.

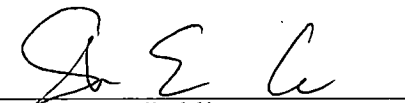

John R. Woodhouse, Grantor


E. Kathleen Woodhouse, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 28, 2022 by John R. Woodhouse and E. Kathleen Woodhouse, husband and wife.




Signature of Notary Public