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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

 **Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Susan B. Anderson and David L. Anderson, 454 Edgewood St, Morton, IL 61550

Return Document To: Susan B. Anderson and David L. Anderson, 454 Edgewood St, Morton, IL 61550

Grantors: Susan B. Anderson and David L. Anderson

Grantees: Susan B. Anderson and David L. Anderson as co-trustees of Susan B. Anderson Trust under Trust Agreement dated February 18, 2022, as amended and David L. Anderson and Susan B. Anderson, Co-Trustees of David L. Anderson Trust under Trust Agreement dated February 18, 2022, as amended

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Susan B. Anderson and David L. Anderson, wife and husband, do hereby Convey an undivided one-half interest to Susan B. Anderson and David L. Anderson, Co-Trustees of Susan B. Anderson Trust under Trust Agreement dated February 18, 2022, as amended, and an undivided one-half interest to David L. Anderson and Susan B. Anderson, Co-Trustees of David L. Anderson Trust under Trust Agreement dated February 18, 2022, as amended, as tenants in common, the following described real estate in Delaware County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).

The South one-half (S 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty Four (24), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M.;

and

The Northwest Fraction Quarter (NW fr 1/4) and the West thirteen (13) acres of the West one-half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Six (6), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M., except that part condemned by the State of Iowa by Condemnation Proceedings recorded in Book M, Misc., Page 68, and also except that part described as commencing at the Northwest corner of said Section Six (6), thence East along the North line of said Section one thousand five hundred ten and six-tenths (1510.6) feet to the point of beginning, thence continuing East along said line five hundred one and four-tenths (501.4) feet, thence South three hundred ninety and four-tenths (390.4) feet, thence West five hundred one and four-tenths (501.4) feet, thence North three hundred ninety and four-tenths (390.4) feet to the point of beginning; the North line of said Section Six (6) is assume to bear due East and West;

AND

All that part of the West one-half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Four (4), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M., that lies South of Primary Road No. U.S. 520;

AND

Parcel 2014-16 Part of the Southeast Quarter (SE 1/4) of Section Three (3), Township Eighty-Eight North (T88N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2014, Page 710.

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: 3/31/22.

Susan B. Anderson
Susan B. Anderson, Grantor

David L. Anderson
David L. Anderson, Grantor

STATE OF Illinois, COUNTY OF Peoria

This record was acknowledged before me on March 31, 2022 by
Susan B. Anderson and David L. Anderson, wife and husband.

[Signature]
Signature of Notary Public

