

Recorded: 5/26/2022 at 10:46:53.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1680

Prepared by: Paul P. Morf, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: Ramon J. Wycoff: 730 Styles Street, Manchester, IA 52057 Ramon J.

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **RAMON J. WYCOFF**, a single person, does hereby convey to **RAMON J. WYCOFF, AS TRUSTEE OF THE RAMON J. WYCOFF REVOCABLE TRUST DATED MAY 24, 2022**, as it may be amended from time to time, the following described real estate in Delaware County, Iowa:

Unit No. 730 and the undivided one-fourth (1/4) interest in the Common Elements appurtenant to said Unit in "Stiles Street Estates", according to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Stiles Street Estates Manchester, Iowa, recorded in Book 2006, Page 2595; same being located on Lots One (1) and Two (2) of Foust First Addition, a Subdivision of Lot 5 (Except Parcel No. 1) Tibbott's First Addition, a Subdivision of Part of Lot 5 of the Subdivision of the Southwest Quarter and the South Half of the Northwest Quarter of Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2002, Page 3414,

together with and subject to easements, covenants, conditions and restrictions of record.


Grantor does hereby covenant with grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

This deed represents a transfer of real estate for consideration less than \$500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

This deed was prepared at the request of the grantor, without the benefit of a title search and information concerning these properties was furnished by grantors. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or status of the legal title to the property.

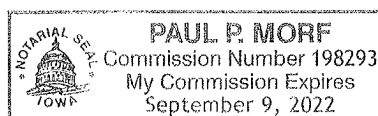
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

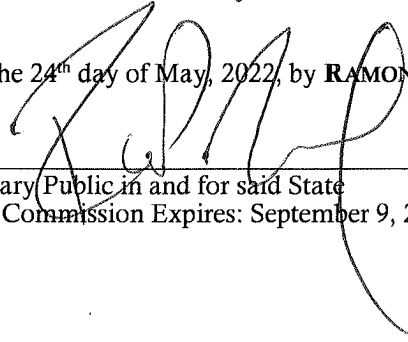
Dated: May 24, 2022


RAMON J. WYCOFF

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 24th day of May, 2022, by **RAMON J. WYCOFF**, a single person.




Notary Public in and for said State
My Commission Expires: September 9, 2022