

Recorded: 6/23/2022 at 11:11:35.0 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: 2022 PG: 1926

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:**

Joshua P. Weidemann, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, IA 52001, Phone:  
(563) 557-8400 (pan)

**Taxpayer Information:**

Lenfred W.J. Phelps Trust dated June 17, 2022, and Janet L. Phelps Trust dated June 17, 2022,  
404 East Street, Edgewood, IA 52042

**Return Document To:**

Joshua P. Weidemann, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, IA 52001

**Grantors:**

Lenfred W.J. Phelps  
Janet L. Phelps

**Grantees:**

Lenfred W.J. Phelps, Trustee of the Lenfred W.J. Phelps Trust dated June 17, 2022  
Janet L. Phelps, Trustee of the Janet L. Phelps Trust dated June 17, 2022

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Lenfred W.J. Phelps and Janet L. Phelps, husband and wife, do hereby Convey an undivided one-half interest to Lenfred W.J. Phelps, Trustee of the Lenfred W.J. Phelps Trust dated June 17, 2022 and an undivided one-half interest to Janet L. Phelps, Trustee of the Janet L. Phelps Trust dated June 17, 2022, the following described real estate in Delaware County, Iowa:

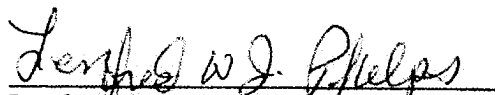
**This deed is exempt according to Iowa Code 428A.2(21).**

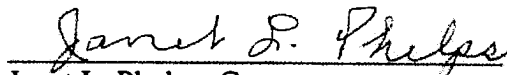
Lot Three (3) of South Town Manor, a Subdivision of Part of Lot 2, Lot 3, and Lot 4, all in the Subdivision of Lot 5 of the Subdivision of the NW¼ of the NE¼ of Section 2, T90N, R5W of the Fifth P.M., City of Edgewood, Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 47.

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.

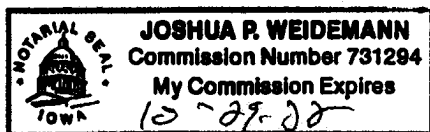
Dated: June 17, 2022.

  
Lenfred W.J. Phelps, Grantor

  
Janet L. Phelps, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 17, 2022 by Lenfred W.J. Phelps and Janet L. Phelps.



  
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Signature of Notary Public