

Recorded: 7/22/2022 at 8:34:05.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2218

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

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: George and Cheryl Kinnaid, 4423 Hastings Dr., Marion, Iowa 52302

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **CHERYL MARIE KINNAIRD** and **GEORGE DEAN KINNAIRD**, wife and husband, do hereby convey to **GEORGE DEAN KINNAIRD** and **CHERYL MARIE KINNAIRD**, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 2),

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

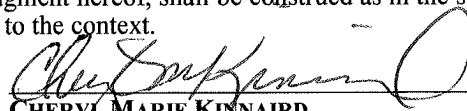
Grantors do hereby covenant with grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.


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 grantors, without the benefit of a title search. The preparer of this deed assumes no liability for the status of the 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.

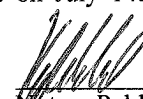
Dated: July 14th, 2022


CHERYL MARIE KINNAIRD


GEORGE DEAN KINNAIRD

STATE OF IOWA, COUNTY OF LINN ss:

This instrument was acknowledged before me on July 14th, 2022, by **CHERYL MARIE KINNAIRD** and **GEORGE DEAN KINNAIRD**, wife and husband.


Notary Public in and for said State
My Commission Expires: 12/05/24

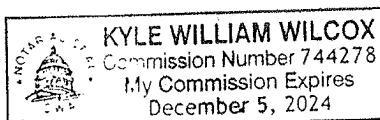


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 15 of the Plat of Cedar Acres Subdivision in the Southwest Quarter (SW ¼) of Section Twenty-four (24), Township Eighty-eight (88), North, Range Five (5), West of the 5th P.M., Delaware County, Iowa. Subject to road. EXCEPT Parcel 2020-85 Part of Lot 15 in Cedar Acres Subdivision in the Southwest Quarter (SW¼) of Section Twenty-Four (24), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as described in the Plat of Survey recorded on September 8, 2020 in Book 2020 at Page 3064, of the records of the Delaware County, Iowa, Recorder;

AND

Lot 23 of the Plat of Cedar Acres Subdivision in the Southwest Quarter (SW ¼) of Section Twenty-four (24), Township Eighty-eight (88), North, Range Five (5), West of the 5th P.M., Delaware County, Iowa, subject to road;

AND

Lot 22 of the Plat of Cedar Acres Subdivision in the Southwest Quarter (SW ¼) of Section Twenty-four (24), Township Eighty-eight (88), North, Range Five (5), West of the 5th P.M., Delaware County, Iowa, subject to road;

AND

Lot 19 of the Plat of Cedar Acres Subdivision in the Southwest Quarter (SW ¼) of Section Twenty-four (24), Township Eighty-eight (88), North, Range Five (5), West of the 5th P.M., Delaware County, Iowa. Except Parcel F, part of said Lot 19, according to Plat recorded in Book 2000, Page 1480, subject to road;

AND

Lot 20 of the Plat of Cedar Acres Subdivision in the Southwest Quarter (SW¼) of Section Twenty-four (24), Township Eighty-eight (88), North, Range Five (5), West of the 5th P.M., Delaware County, Iowa, subject to road, EXCEPTING THEREFROM Parcel W, Parcel Y and Parcel X, all being a division of Lot 20 of said Cedar Acres Subdivision in said Section 24 as described in the Plat of Survey recorded on October 15, 2007 in Book 2007 at Page 3364, of the records of the Delaware County, Iowa, Recorder;

AND

Parcel 2021-104 in Part of the South Half (S ½) of the Southwest Quarter (SW¼) of Section Twenty-Four (24), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as described in the Plat of Survey recorded on August 23, 2021 in Book 2021 Page 3003 of the records of the Delaware County, Iowa Recorder.