

Recorded: 7/27/2022 at 10:03:07.0 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: 2257

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:

Robert J. Moroney Trust dated July 26, 2022, and Carol L. Moroney Trust dated July 26, 2022,
108 Crescent Drive, Manchester, IA 52057

Return Document To:

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

Grantors:

Robert J. Moroney
Carol L. Moroney

Grantees:

Robert J. Moroney, Trustee of the Robert J. Moroney Trust dated July 26, 2022
Carol L. Moroney, Trustee of the Carol L. Moroney Trust dated July 26, 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, Robert J. Moroney and Carol L. Moroney, husband and wife, do hereby Convey an undivided one-half interest to Robert J. Moroney, Trustee of the Robert J. Moroney Trust dated July 26, 2022, and an undivided one-half interest to Carol L. Moroney, Trustee of the Carol L. Moroney Trust dated July 26, 2022, the following described real estate in Delaware County, Iowa:


Lot Eight (8) and Lot Nine (9), except the Easterly twenty (20.0) feet of said Lot Nine (9) described as commencing at the Southeast corner of said Lot Nine (9) and running thence Westerly a distance of twenty (20.0) feet on the South line of said Lot Nine (9), thence Northerly to a point on the North line of said Lot Nine (9) which is twenty (20.0) feet West of the Northeast corner of said Lot Nine (9), thence East to the Northeast corner of said Lot Nine (9), thence Southerly to the Southeast corner of said Lot Nine (9), in Northtown Estates Subdivision of part of the North one-half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principle Meridian, according to plat recorded in Book 4 plats, Page 13.

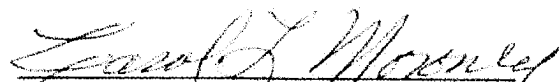
This deed is exempt according to Iowa Code 428A.2(21).

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.

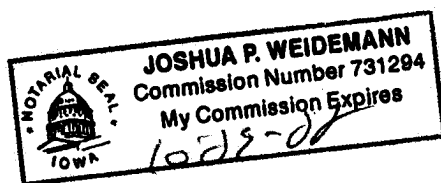
Dated: July 26, 2022.

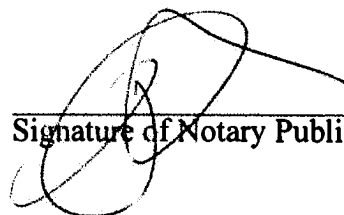

Robert J. Moroney, Grantor


Carol L. Moroney, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on July 26, 2022, by Robert J. Moroney and Carol L. Moroney.




Signature of Notary Public