



Book 2022 Page 2272

Document 2022 2272 Type 03 001 Pages 3

Date 7/29/2022 Time 12:26:19PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$10.40

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Special warranty Deed
(Recorder's Cover Sheet)

Preparer information: (name, address & phone number)

Jean L. Culver, 26347 212th Ave, Delhi, IA 52223
480-895-0069

Taxpayer information: (name & complete address)

John R. and Jean L. Culver, 26347 212th Av, Delhi, IA 52223

Return Document to: (name & complete address)

① John R and Jean L Culver, 26347 212th Av, Delhi, IA 52223

Grantors:

Linden Acres, Inc.

Grantees:

John R and Jean L Culver (Life Estate)
and Mark A Culver Remainderman

There is no known private burial site, well, solid waste disposed site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code 558.69 and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement

Legal Description is located on page: 2

Document or instrument number of previously recorded documents:

PREPARED BY:

Jean L. Culver
26347 212th Ave
Delhi, IA 52223

PARCEL ID#
2021-111

AFTER RECORDING RETURN TO:

John R Culver and Jean L Culver
26347 212th Ave
Delhi, IA 52223

**SPECIAL WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of six thousand nine hundred (\$6,900), Linden Acres, Inc, a corporation organized and existing under the laws of Iowa, does hereby Convey a Life Estate to John R. Culver and Jean L. Culver, husband and wife, and a Remainder interest to Mark A. Culver the following described real estate in Delaware County, Iowa:

PARCEL 2021-111, Part of Lot 27 of the Stone's First Addition in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing 525 square feet, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the northeast corner Lot 12 of Stone's First Addition as recorded in Plat Book 3, Page 109;

THENCE along the northerly line of Lot 12, North 58 degrees 12' 55" West. (Assumed bearing) 40.02 feet, to the northwest corner of said Lot 12;

THENCE along a northerly extension of the westerly line of said Lot 12, North 18 degrees 41' 31" East, 10.50 feet;

THENCE South 71 degrees 17' 20" East, 32.85 feet to a northerly extension of the easterly line of said Lot 12.

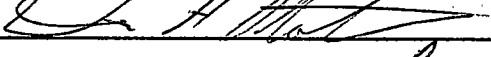
THENCE along the northerly extension of the easterly line of said Lot 12, South 01 degree 17' 34" West, 20.49 feet to the POINT OF BEGINNING. *Per plat recorded in book 2021 page 3356*

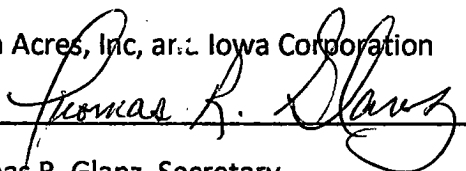
SUBJECT TO current taxes and other assessments, reservations in patents and all easements, rights of way, conditions, restrictions, obligations, and liabilities as may appear of record, if any.

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.

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

Dated on July 25, 2022 . Linden Acres, Inc, an Iowa Corporation

By 
Dean H. Montour, President *Pres.*

By 
Thomas R. Glanz, Secretary

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 25, 2022
by Dean H. Montour, President of Linden Acres, Inc.



Tiffany A. Smith
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 26, 2022
By Thomas R. Glanz, Secretary of Linden Acres, Inc.



Tiffany A. Smith
Signature of Notary Public