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Document 2022 3257 Type 03 001 Pages 2  
Date 10/31/2022 Time 8:08:50AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$100.80

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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

**Preparer Information:** *John* John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point,  
IA 52076, Phone: 563-933-4334

**Taxpayer Information:** Timothy F. Kendrick Revocable Trust, PO Box 457, Edgewood, IA  
52042

**Return Document To:** Timothy F. Kendrick Revocable Trust, PO Box 457, Edgewood, IA

**Grantors:** Tracy Hogan

**Grantees:** Timothy F. Kendrick and Rhonda L. Kendrick as co-trustees of the Timothy F.  
Kendrick Revocable Trust dated May 5, 2006

**Legal Description:** See Page 2

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



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Tracy Hogan, single, does hereby Convey to Timothy F. Kendrick and Rhonda L. Kendrick, Co-Trustees of the Timothy F. Kendrick Revocable Trust dated May 5, 2006, the following described real estate in Delaware County, Iowa:

Lots One (1), Two (2) and Three (3), Block Two (2), Densmore's Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 53, and Plat of Survey recorded in Book 2011, Page 2442.

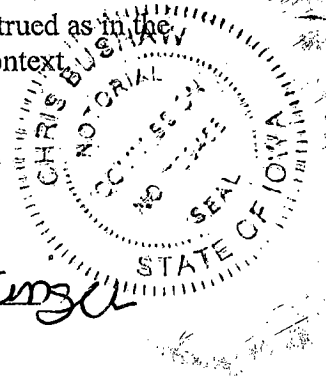
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 10-26-22

Tracy Hogan BBSmzcl  
Tracy Hogan, Grantor



STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on October 26, 2022 by Tracy Hogan, single.

Chris Bushaw 709458  
Signature of Notary Public  
April 19, 2025