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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Grant D. Guetzko and Tana C. Guetzko, 2541 Pioneer Road, Delhi, Iowa 52223

Return Document To: Grant D. Guetzko and Tana C. Guetzko, 2541 Pioneer Road, Delhi, Iowa 52223

Grantors: Grant D. Guetzko and Tana C. Guetzko

Grantees: Grant D. Guetzko, as trustee of Grant D. Guetzko Revocable Trust dated January 24, 2023 as to an undivided one-half interest, and Tana C. Guetzko, as trustee of Tana C. Guetzko Revocable Trust dated January 24, 2023 as to an undivided one-half interest

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, Grant D. Guetzko and Tana C. Guetzko, husband and wife, do hereby Convey to Grant D. Guetzko, as trustee of Grant D. Guetzko Revocable Trust dated January 24, 2023 as to an undivided one-half interest, and Tana C. Guetzko, as trustee of Tana C. Guetzko Revocable Trust dated January 24, 2023 as to an undivided one-half interest, the following described real estate in Delaware County, Iowa:

That part of the South one-half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Sixteen (16), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M. lying South of Iowa Highway No. 38, except Silver Lake, and further excepting any part lying Westerly of a line described as commencing at the Northeast corner of Lot One (1), Block Twelve (12), Delhi, Iowa, thence South seven (7.0) feet along the East line of Lot One (1) to the South line of Iowa Highway No. 38, thence South 89° 56' East two hundred eighty four and two-tenths (284.2) feet along the South line of said Highway No. 38, thence South 88° 38' East four hundred fifty five and five-tenths (455.5) feet to the point of beginning, thence South 5° 25' West to the South line of said South one-half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$); and that part of the North one-half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty One (21) that lies East of Silver Lake, except that part of the West fifty (50) rods of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) lying South of Silver Lake, in Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., except any part included in Parcel 2017-16, Part Of The NW $\frac{1}{4}$ -NW $\frac{1}{4}$ And Part Of The SW $\frac{1}{4}$ - NW $\frac{1}{4}$, Section 21, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2017, Page 845; also except Parcel 2020-22, Part of the NW $\frac{1}{4}$ of Section 21, T88N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2020, Page 552 and amended in Book 2021, Page 465; and further except any portion of Silver Lake Subdivision, part of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 16 and part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, all in T88N, R4W of the Fifth P.M. Delaware County, Iowa, according to Book 2021, Page 286;

AND

The Northeast Quarter (NE $\frac{1}{4}$), except that part of the Northeast Quarter (NE $\frac{1}{4}$) of said Northeast Quarter (NE $\frac{1}{4}$) which lies North and East of the highway, and the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$), and all that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) lying East of the highway, all in Section Twenty-one (21); and Lot Seven (7), and all that part of Lot One (1) lying South of the road in the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), and the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), and the West Two-Thirds (W $\frac{2}{3}$) of the North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$),

and the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4), excepting the East One-third (E 1/3) of the East Three-fourths (E 3/4ths) thereof, and the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), all in Section Twenty-two (22); and the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-Seven, and the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty-eight (28); and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-eight (28), excepting that part in the Southwest corner thereof lying South and West of the highway, and that part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-eight (28) lying North and East of the County Road, all in Township Eighty-eight (88) North, Range Four (4), West of the Fifth Principal Meridian, Except any portion thereof included in Parcel A being part of the SW 1/4, 22-88-4 per plat recorded in Book 7, Plats Page 179;

AND

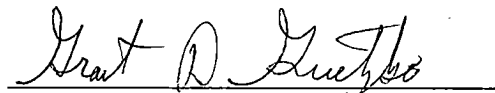
Parcel I, being a part of Parcel F, all in the E 1/2 of Section 28, Township 88 North, Range 4 West of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2005, Page 594

This deed is exempt according to Iowa Code 428A.2(11).

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: January 24, 2023.



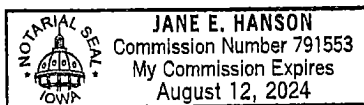
Grant D. Guetzko, Grantor

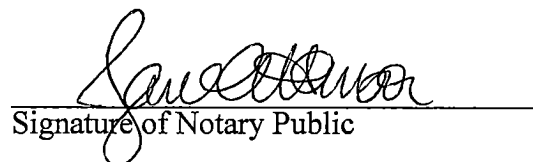


Tana C. Guetzko, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 24, 2023 by Grant D. Guetzko and Tana C. Guetzko, husband and wife.




Signature of Notary Public