

Recorded: 3/17/2023 at 12:06:00.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 599

This Document Prepared By: Daniel Sprout Creative Planning Legal, P.A. 5454 W. 110 th Street Overland Park, Kansas 66211 913 327 9455	After Recording, Mail To: Allison Cambiano, Paralegal Creative Planning Legal, P.A. 5454 W. 110 th Street Overland Park, Kansas 66211	Mail Tax Statements To: Michael J. Ronnenberg and Grace H. Wang 404 North Franklin Street Manchester, Iowa 52057
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WARRANTY DEED

THIS DEED is made and entered into this 9th day of MARCH, 2023, by and between **MICHAEL JON RONNENBERG and GRACE HSUANHWA WANG**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, Grantors, of Delaware County, State of Iowa, to **MICHAEL J. RONNENBERG and GRACE H. WANG, Trustees of the MICHAEL J. RONNENBERG DECLARATION OF TRUST dated April 8, 2011, and any amendments or restatements thereto, an undivided one-half (1/2) interest and to GRACE H. WANG and MICHAEL J. RONNENBERG, Trustees of the GRACE H. WANG DECLARATION OF TRUST dated April 8, 2011, and any amendments or restatements thereto, the remaining undivided one-half (1/2) interest,** Grantees, of Delaware County, State of Iowa.

Grantee's mailing address: 404 North Franklin Street, Manchester, Iowa 52057

WITNESSETH, That the Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged, do by these presents, CONVEY AND WARRANT unto the Grantee, the following described real estate, situated in the County of Delaware, State of Iowa, to-wit:

SEE EXHIBIT A

Subject to all easements, restrictions, reservations and covenants, if any, now of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands the day and year first above written.


MICHAEL JON RONNENBERG

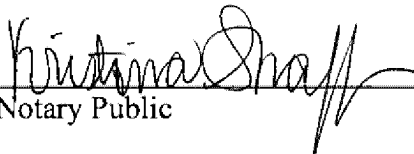

GRACE HSUANHWA WANG

STATE OF IOWA)
) SS:
COUNTY OF Delaware)

On this 9 day of March, 2023, before me personally appeared **MICHAEL JON RONNENBERG and GRACE HSUANHWA WANG**, to me known to be the persons who executed the foregoing instrument and acknowledged the execution of the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Manchester, Iowa, the day and year first above written.




Notary Public

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

EXHIBIT A

The East 3/4 of the SE¼ of the SE¼ of Section 18, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, EXCEPT Parcel K part of Fish and Game Clubhouse lot, Section 18; and Parcel H all of Fish and Game parking lot and part of Fish and Game Clubhouse lot, Section 17 and 18 all in Township 89 N, R5W of the 5th P.M., according to plat recorded in Book 2004, Page 2682; and also EXCEPTING that portion of the East 28 rods of said SE¼ of the SE¼ lying North and East of the Mill Pond;

AND

A tract of land described as commencing 10 rods South of the Northwest Corner of the SE¼ of the SE¼ of Section 18, running thence East 20 rods; thence South to the South Bank of the Maquoketa River; thence along said South bank of the Maquoketa River Westerly to a point directly South of the place of beginning; thence North to the place of beginning