

Recorded: 6/8/2023 at 8:06:20.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1284

Prepared by: Travis J. Schroeder, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: Jeffrey L. and Nancy J. Manternach: 1971 Buchanan-Delaware Ave., Masonville, IA 50654

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **JEFFREY L. MANTERNACH** and **NANCY J. MANTERNACH**, husband and wife, do hereby convey an undivided one-half interest to **JEFFREY L. MANTERNACH** and **NANCY J. MANTERNACH**, AS CO-TRUSTEES OF THE **JEFFREY L. MANTERNACH REVOCABLE TRUST DATED JUNE 7, 2023**, as it may be amended from time to time, and an undivided one-half interest to **NANCY J. MANTERNACH** and **JEFFREY L. MANTERNACH**, AS CO-TRUSTEES OF THE **NANCY J. MANTERNACH REVOCABLE TRUST DATED JUNE 7, 2023**, as it may be amended from time to time, as tenants in common, in and to the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 2),

together with and subject to easements, covenants, conditions and restrictions of record.

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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

This deed represents a transfer of real estate for consideration less than \$500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

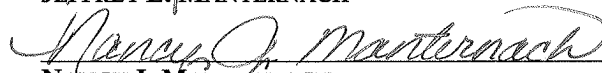
This deed was prepared at the request of the grantors, without the benefit of a title search and information concerning these properties was furnished by grantors. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or status of the legal title to the property.

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: June 7, 2023



JEFFREY L. MANTERNACH

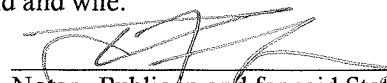


NANCY J. MANTERNACH

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 7th day of June, 2023 by **JEFFREY L. MANTERNACH** and **NANCY J. MANTERNACH**, husband and wife.





Notary Public in and for said State
My Commission Expires: August 25, 2024

EXHIBIT "A"
LEGAL DESCRIPTION

The West 467.2 feet of the North 559.4 feet of the NW Frl. $\frac{1}{4}$ of Section 30, Township 89 North, Range 6 West of the 5th P.M., Delaware County, Iowa;

AND

The NW Frl. $\frac{1}{4}$ of Section 30, Township 89 North, Range 6 West of the 5th P.M., Delaware County, Iowa, except the West 467.2 feet of the North 559.4 feet of the NW Frl. $\frac{1}{4}$ of said Section 30.