

Recorded: 7/19/2023 at 3:20:13.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1686

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 Statements: Carol A. Beitz: 2658 295th Street, Hopkinton, IA 52237

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **CAROL A. BEITZ**, a single person, does hereby convey to **CAROL A. BEITZ, AS TRUSTEE OF THE CAROL A. BEITZ REVOCABLE TRUST DATED JULY 13, 2023**, as it may be amended from time to time, the following described real estate in Delaware County, Iowa:

An undivided one-half interest in and to:

Parcel 2023-24 in part of the SE ¼ of the NW ¼ and part of the NE ¼ of the SW ¼ of Section 11, Township 87 North, Range 4 West of the 5th P.M., per Plat of Survey recorded on May 1, 2023 in Book 2023 at Page 936 of the records of the Delaware County, Iowa, Recorder, AND one (1) acre more or less in the NW corner of the SW ¼ of the NE ¼ south of the road in said Section 11; Delaware County, Iowa,

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

Grantor does hereby covenant with grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, except as may be above stated. 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 grantor, without the benefit of a title search and information concerning these properties was furnished by grantor. 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.

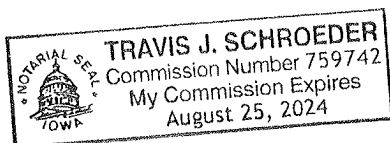
Dated: July 13, 2023

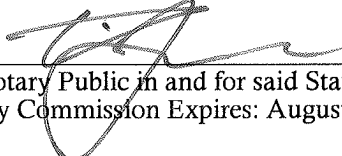


CAROL A. BEITZ

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 13th day of July, 2023 by **CAROL A. BEITZ**, a single person.





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