

Recorded: 7/24/2023 at 8:55:13.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 1704

**Preparer/Return To:** Todd J. Locher, Locher & Davis PLC, PO Box 7, Farley, IA 52046; Ph: 563-744-3359  
**Taxpayer:** The Steven J. Turnis and Janet L. Turnis Revocable Trust Dated July 21, 2023, 24026 Hwy 151, Monticello, IA 52310-7938



### WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Steven J. Turnis and Janet Turnis, husband and wife, do hereby Convey to Steven Joseph Turnis and Janet Lois Turnis, Co-Trustees of The Steven J. Turnis and Janet L. Turnis Revocable Trust Dated July 21, 2023, the following described real estate in Delaware County, Iowa:

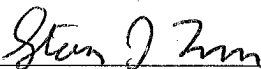
The Southwest Quarter (SW  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of Section Twenty Three (23) and the Southwest Quarter (SW  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of Section Twenty Six (26), Township Eighty Seven (87) North, Range Three (3), West of the Fifth P.M., subject to highway and easements of record.

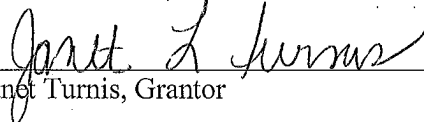
**This deed is exempt according to Iowa Code 428A.2(21).**

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: July 21, 2023.

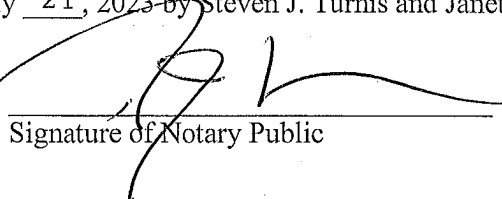
  
\_\_\_\_\_  
Steven J. Turnis, Grantor

  
\_\_\_\_\_  
Janet Turnis, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on July 21, 2023 by Steven J. Turnis and Janet Turnis, husband and wife.



  
\_\_\_\_\_  
Signature of Notary Public