

Recorded: 9/6/2023 at 1:57:26.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2179

Prepared by/return to: David G. Thinnes, 3200 37th Avenue SW, Cedar Rapids, IA 52404 (319) 396-2410

Send tax statement to: Roger and Diane Burbridge, 3770 Quail Trail Drive, Marion, IA 52302

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Roger James Burbridge and Diane M. Burbridge, husband and wife, do hereby convey to: Roger James Burbridge and Diane M. Burbridge, husband and wife, as joint tenants, with full rights of survivorship, and not as tenants in common, the following described real estate situated in Delaware County, Iowa:

THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼), AND THE EAST ONE-HALF (E½) OF THE SOUTHWEST QUARTER (SW¼), AND THE WEST ONE-HALF (W½) OF THE SOUTHEAST QUARTER (SE¼), ALL IN SECTION THIRTY ONE (31), TOWNSHIP NINETY (90) NORTH, RANGE FOUR (4), WEST OF THE 5TH P.M., IN DELAWARE COUNTY, IOWA.

Subject to all covenants, conditions, restrictions and easements of record.

No DOV pursuant to Iowa Code §428A.2(11), being a deed between spouses without consideration.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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 stated above; 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA)
)ss:
COUNTY OF LINN)

Dated: September 6, 2023.

On this 6th day of September, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Roger James Burbridge and Diane M. Burbridge, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Roger James Burbridge
ROGER JAMES BURBRIDGE - GRANTOR

Diane M. Burbridge
DIANE M. BURBRIDGE - GRANTOR

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

