

Recorded: 10/2/2023 at 10:52:44.0 AM
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: 2463

Return To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644
Taxpayer: Ralph A. Cortez Revocable Trust U/A dated September 29, 2023, 6937 Bowman Lane NE, Cedar Rapids, IA 52402
Preparer: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Tel: (319) 334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Ralph A. Cortez and Roberta R. Cortez, husband and wife, do hereby Convey to **an undivided one-half (1/2) interest** to the Ralph A. Cortez Revocable Trust U/A dated September 29, 2023 and **an undivided one-half (1/2) interest** to the Roberta R. Cortez Revocable Trust U/A dated September 29, 2023, the following described real estate in Delaware County, Iowa:

Lot 31 and 38 of Freddy's Beach Road 1st Addition, comprised of Guadalcanal Avenue and Part of Honolulu Avenue of Clair View Acres at Delhi, Iowa, according to plat of survey recorded in Book 2009, Page 3100, part of Sections Twenty-three (23) and Twenty-six (26), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, subject to easements and roadways of record; AND

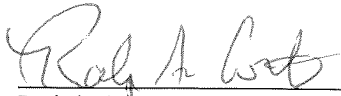
Lot Fifty-Five (55) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty-Three (23) and Twenty-Six (26), Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200; also all lake frontage running to the middle of the Maquoketa River Bed with regard to said Lot Fifty Five (55); and Parcel BB in Lot 4 and Parcel CC in Lot 5, All in Subdivision of Lot 15 of Lot 123 of "Clair-View Acres at Delhi, Iowa" Section 26 - T88N - R5W, Delaware County, Iowa, according to plat recorded in Book 2002, Page 2568.

***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: September 29, 2023.



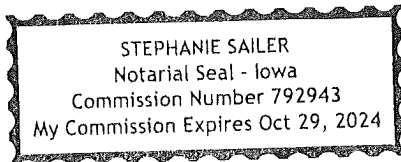
Ralph A. Cortez, Grantor

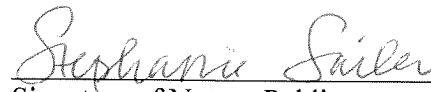


Roberta R. Cortez, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on September 29 2023 by Ralph A. Cortez and Roberta R. Cortez, husband and wife.




Signature of Notary Public