

Recorded: 10/4/2023 at 10:28:57.0 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: 2493

Prepared by/Return to
Maureen A. Gronstal, Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804

(319)363-0101
FAX (319)363-9824

Address tax statement: James and Deborah Lechtenberg, 1165 110th Ave, Dundee, IA 52038

WARRANTY DEED

In consideration of ten dollars and other valuable consideration, JAMES J. LECHTENBERG and DEBORAH D. LECHTENBERG, a married couple, hereby transfer and convey to JAMES J. LECHTENBERG and DEBORAH D. LECHTENBERG, TRUSTEES OF THE LECHTENBERG FAMILY REVOCABLE TRUST U/D/O JUNE 14, 2023, the following described real estate in Delaware County, Iowa:

SEE EXHIBIT "A"

Together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

Exempt from Transfer Tax and from filing Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

The Grantors do hereby covenant with Grantees, and successors in interest, that they have lawful authority to transfer and convey the real estate; that Grantors hold title to the real estate in fee simple; and that the real estate is free and clear of all liens and encumbrances, except as may be stated above. **Grantors do further hereby covenant with Grantees, and successors in interest, to warrant title and defend the real estate against the lawful claims of all persons or entities except as may be stated above.** Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

STATE OF IOWA,

Dated: June 14, 2023

ss.

COUNTY OF LINN

This instrument was acknowledged before me on June 14, 2023, by JAMES J. LECHTENBERG and DEBORAH D. LECHTENBERG, a married couple.


JAMES J. LECHTENBERG


DEBORAH D. LECHTENBERG


(Print Name) Andrew J. Seyfer



EXHIBIT "A"
DELAWARE COUNTY LEGAL DESCRIPTIONS

THE SOUTHEAST QUARTER (SE ¼) OF SECTION SEVEN (7), TOWNSHIP NINETY (90) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA EXCEPT:

PARCEL "B", OF THE PLAT OF SURVEY AS RECORDED IN BOOK 2010 AT PAGE 3064 OF THE RECORDS OF THE DELAWARE COUNTY, IOWA RECORDER ON OCTOBER 7, 2010, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE ¼ SE ¼) OF SECTION 7, TOWNSHIP 90 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

AND

THE EAST QUARTER (E ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW FRL. ¼) OF SECTION SEVEN (7), TOWNSHIP NINETY (90) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

AND

THE EAST 20 ACRES OF THE SOUTH 40 ACRES OF THE EAST 91.73 ACRES OF THE NORTHWEST QUARTER (NW ¼) OF SECTION SEVEN (7), TOWNSHIP NINETY (90) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA.

AND

PARCEL "B", OF THE PLAT OF SURVEY AS RECORDED IN BOOK 2010 AT PAGE 3064 OF THE RECORDS OF THE DELAWARE COUNTY, IOWA RECORDER ON OCTOBER 7, 2010, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE ¼ SE ¼) OF SECTION 7, TOWNSHIP 90 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA