

Recorded: 10/24/2023 at 11:02:53.0 AM  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.50  
Combined Fee: \$30.50  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 2649

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: Thomas P. McDonald: 3117 200<sup>th</sup> Ave., Hopkinton, IA 52237

**SPECIAL WARRANTY DEED**

For the consideration of one dollar and other valuable consideration, **THOMAS P. MCDONALD** and **NANCY A. MCDONALD**, husband and wife, do hereby convey to **THOMAS P. MCDONALD** and **NANCY A. MCDONALD**, AS CO-TRUSTEES OF THE **THOMAS P. MCDONALD REVOCABLE TRUST DATED OCTOBER 12, 2023**, as it may be amended from time to time, the following described real estate in Delaware County, Iowa:

**See Exhibit "A" attached hereto and incorporated herein by reference (page 2),**


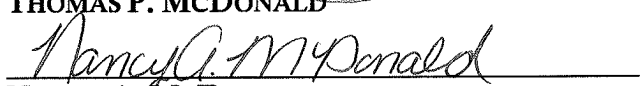
together with and subject to easements, covenants, conditions and restrictions of record, and subject to life estate interest reserved in the Warranty Deed recorded on August 4, 2020 in Book 2020 at Page 2597 of the records of the Delaware County, Iowa, Recorder.

Grantors do hereby covenant with grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

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.

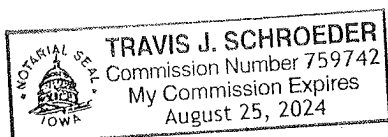
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 12, 2023

  
\_\_\_\_\_  
THOMAS P. MCDONALD  
  
\_\_\_\_\_  
NANCY A. MCDONALD

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 12<sup>th</sup> day of October, 2023 by **THOMAS P. MCDONALD** and **NANCY A. MCDONALD**, husband and wife.




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

EXHIBIT "A"  
LEGAL DESCRIPTION

The NE  $\frac{1}{4}$  of Section 22, Township, 87 North, Range 5 West of the 5<sup>th</sup> P.M., Delaware County, Iowa, EXCEPT the East 703 feet of the South 477 feet of the North 1164.5 feet thereof;

AND

The West  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 23, Township 87 North, Range 5 West of the 5<sup>th</sup> P.M., Delaware County, Iowa, Recorder;

AND

The South  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 12, Township 87 North, Range 6 West of the 5<sup>th</sup> P.M., Delaware County, Iowa;

AND

The North  $24\frac{1}{2}$  acres of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 12, Township 87 North, Range 6 West of the 5<sup>th</sup> P.M., Delaware County, Iowa; also that parcel described as commencing at the SE corner of said SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and running thence North 32 rods; thence West 20 rods; thence South 32 rods; thence East 20 rods to the point of beginning, EXCEPT the West 304 feet of the East 330 feet of the South 153 feet thereof.