

Recorded: 11/21/2023 at 2:11:53.0 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: 2931

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information:

Joshua P. Weidemann, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, IA 52001, Phone:
(563) 557-8400 (pan)

Taxpayer Information:

Jorge L. Ramirez Trust dated November 20, 2023, and Maria D. Ramirez Trust dated November
20, 2023, 309 North Williams Street, Earlville, IA 52041

Return Document To:

Joshua P. Weidemann, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, Iowa 52001

Grantors:

Jorge L. Ramirez
Maria D. Ramirez

Grantees:

Jorge L. Ramirez, Trustee of the Jorge L. Ramirez Trust dated November 20, 2023
Maria D. Ramirez, Trustee of the Maria D. Ramirez Trust dated November 20, 2023

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Jorge L. Ramirez and Maria D. Ramirez, husband and wife, do hereby Convey an undivided one-half interest to Jorge L. Ramirez, Trustee of the Jorge L. Ramirez Trust dated November 20, 2023, and an undivided one-half interest to Maria D. Ramirez, Trustee of the Maria D. Ramirez Trust dated November 20, 2023, the following described real estate in Delaware County, Iowa:

Lot Three (3), Block Five (5), S.E. Haskin's Addition to Nottingham, now Earlville, Iowa, according to plat recorded in Book 1 Plats, Page 32.

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: November 20, 2023.

Jorge Ramirez
Jorge L. Ramirez, Grantor

Maria D. Ramirez
Maria D. Ramirez, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on November 20, 2023, by Jorge L. Ramirez and Maria D. Ramirez.

Signature of Notary Public

