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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076, Phone: 563-933-4334

**Taxpayer Information:** Barbara Ann Smoot Living Trust, 101 Winslow Drive, Manchester, IA 52057

**Return Document To:** Barbara Ann Smoot, 101 Winslow Drive, Manchester, IA 52057

**Grantors:** Barbara Ann Smoot

**Grantees:** Barbara Ann Smoot as trustee of Barbara Ann Smoot Living Trust

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Barbara Ann Smoot, single, does hereby Convey to Barbara Ann Smoot, Trustee of the Barbara Ann Smoot Living Trust dated November 28, 2023, the following described real estate in Delaware County, Iowa:

Lot Forty Two (42) of Northtown Estates Subdivision of part of the North one-half (N½) of the Southeast Quarter (SE¼) of Section Twenty (20), Township Eighty Nine (89) North, Range 5, West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 13, Delaware County, Iowa.

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.

**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.

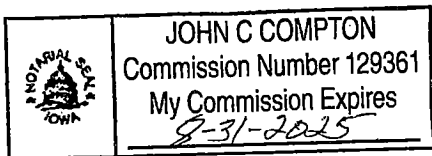
Dated: 11-28-2023

*Barbara A. Smoot*

Barbara Ann Smoot, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on November 28, 2023 by Barbara Ann Smoot.



*John C. Compton*  
Signature of Notary Public