

Recorded: 1/2/2024 at 11:26:49.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$10.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2

Prepared by: Donald L. Johnson, Shuttleworth & Ingersoll, PO Box 2107, Cedar Rapids, IA 52406; 319-365-9461

Return to/Address Tax Statement to: Cindy S. Mormann, 3055 Brittany Circle, Cedar Rapids, IA 52411

WARRANTY DEED

For the consideration of One Dollars and other valuable consideration, Susan B. Garner, Trustee of the Robert R. Garner Declaration of Trust dated September 5, 2008 and Susan B. Garner, Trustee of the Susan B. Garner Declaration of Trust dated September 5, 2008, does hereby convey to Cindy S. Mormann, a single person, the following described real estate in Delaware County, Iowa:

See Attached Exhibit A, page 2

This deed is delivered and accepted in fulfillment of a certain Real Estate Contract dated April 1, 1982 and filed April 1, 1982, in Book 111, Page 93, of the records of the Delaware County, Iowa Recorder. A partial consummation of the contract was filed January 4, 2002, in Book 2002 Page 44. No Declaration of Value and Groundwater Hazard Statement is required, pursuant to Exemption No. 1.

Grantors does hereby Covenant with Grantee, and successors in interest to Warranty 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 real estate. Words and phrases herein, including the acknowledgment thereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Date: 12-27, 2023

Robert R. Garner Declaration of Trust
dated September 5, 2008

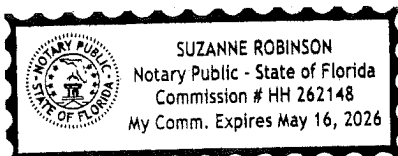

Susan B. Garner, Trustee

Susan B. Garner Declaration of Trust
dated September 5, 2008


Susan B. Garner, Trustee

STATE OF FLORIDA, SARASOTA COUNTY, ss:

This instrument was acknowledged before me this 27 day of DECEMBER, 2023 by Susan B. Garner, Trustee of the Robert R. Garner Declaration of Trust dated September 5, 2008 and Susan B. Garner, Trustee of the Susan B. Garner Declaration of Trust dated September 5, 2008




NOTARY PUBLIC

SUZANNE
ROBINSON

EXHIBIT A

That part of the Southeast Quarter (SE $\frac{1}{4}$) of Section 7, Township 87 North, Range 5 West of the 5th P.M., described as commencing at a point on the South line of said Southeast Quarter (SE $\frac{1}{4}$) which is seven hundred thirty one (731.0) feet East of the Southwest corner of said Southeast Quarter (SE $\frac{1}{4}$), running thence North seven hundred eighteen (718.0) feet, thence East four hundred twenty seven (427.0) feet, thence South seven hundred eighteen (718.0) feet to the South line of said Southeast Quarter (SE $\frac{1}{4}$), thence West four hundred twenty seven (427.0) feet on the South line of said Southeast Quarter (SE $\frac{1}{4}$) to the point of beginning, excepting Parcel A, part of the SW $\frac{1}{4}$ -SE $\frac{1}{4}$ Sec. 7, T87N, R5W of the Fifth P.M., Delaware County, Iowa, according to the plat recorded in Book 2001, Page 4028. Subject to highways and easements of record.